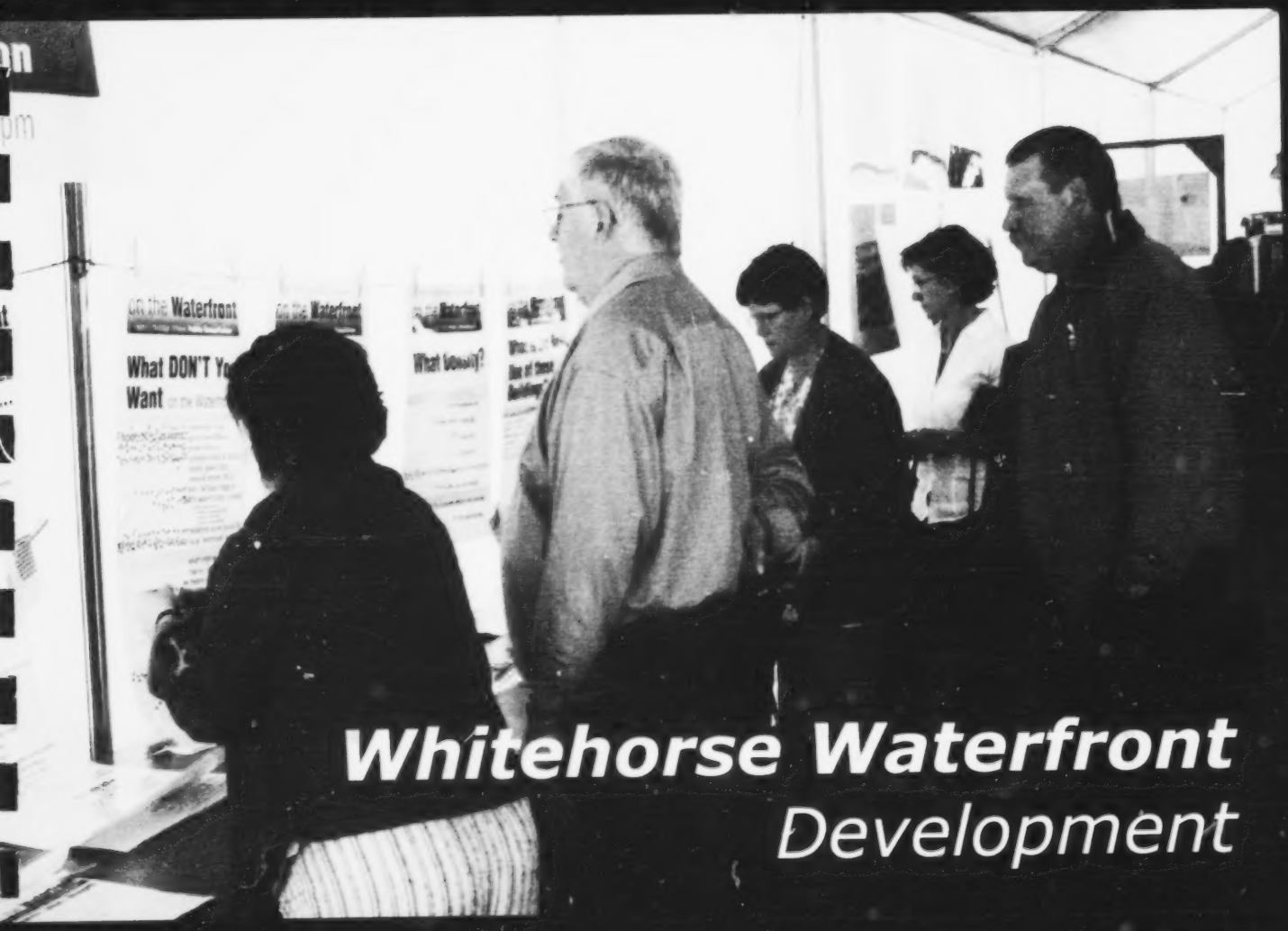

Whitehorse Waterfront Development

Public Consultation Sessions 2006

Summary & Consensus Report

Whitehorse, Yukon

November, 2006

Yukon Government

PREPARED BY

Kobayashi + Zedda Architects Ltd.

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APPENDIX A **Compilation of Input Report**
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APPENDIX B **Public Consultation Information Brochure**

1.0 INTRODUCTION

1.1 Intent/Project History

The Government of Yukon has undertaken a process to determine the broad needs and preferences of citizens toward the development of a key parcel of public land along the Whitehorse waterfront. Development site boundaries include Wood Street to the north, Lambert Street to the south, First Avenue to the west and the Yukon River to the east.

The planning process was initiated in 2005 by Artspace North and the Whitehorse Chamber of Commerce with financial support from the Government of Yukon. The resulting Arts and Heritage Village Development Plan was presented in December 2005 by Cohlmeyer Architects of Winnipeg and Algis Consulting Limited. The ambitious plan proposed the creation of an "...Arts and Heritage Village [that] will be the new centre in Whitehorse's downtown. It will be home to a number of arts and heritage groups, and will provide not only opportunities for performance and display – but opportunities for teaching and interaction as well."[1]

"The Village will be constructed along the riverfront, and the buildings which will house the cultural and business enterprises will be roughly modelled on the historic transfer warehouses which lined the Yukon River from the early part of the twentieth century until late 1950'."[2]

"Approximately 56% of the Village as described in Phase 1 will be occupied by arts groups, 22% will be occupied by the private sector commercial enterprises and the remaining 22% will be common areas.."[3]

"Capital Costs for the Phase 1 Village project are $16.9 million for building development, $2.3 million for wharf development, and $3 million for landscaping and public space development in the areas surrounding the village buildings."[4]

The Artspace North and Whitehorse Chamber of Commerce Development Plan included detailed site plans, perspective drawings and a scale model. The proposed development plan was met by strong community reaction. As a result, the Yukon Government felt it prudent to engage the community to identify needs and mitigate public concerns encountered during the preparation and presentation of the Arts and Heritage Village Development Plan.

In June, 2006, Kobayashi + Zedda Architects Ltd. (KZA) was retained to identify areas of broad public consensus and alternate design strategies that would lead to a publicly supported and financially viable waterfront development plan.

The objectives of the report are summarized as follows:

1. To provide the opportunity for comprehensive public response to the 2005 proposed Arts and Heritage Village Development proposal including proposed uses for government owned buildings on the waterfront;
2. To propose conceptual and/or strategic alternatives in response to public input resulting from the 2006 consultations;
3. To identify the next steps and any areas requiring further analysis for the purposes of decision-making on the part of government.

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[1] **Yukon Arts and Heritage Village Development Plan**, Algis Consulting Ltd & Cohlmeyer Architects Ltd. 2005, Page 1

[2] **Algis & Cohlmeyer**, Page 1.

[3] **Algis & Cohlmeyer**, Page 2.

[4] **Algis & Cohlmeyer**, Page 3.

1.2 Chronology of Events

1.	November 2003	Artspace North formed by the Yukon Arts Centre Corporation for the "creation and management of affordable studio and living spaces for artists, and for the development of public venues for the presentation of art and the sale of cultural products and services.
2.	February 2004	Didier Delahaye for Artspace North conducts a survey of all arts and cultural interest groups with a goal of gauging interest and support for an arts and culture district on the Whitehorse waterfront.
3.	July 2004	Artspace North produces a report entitled "On the Waterfront - the Vision for Whitehorse Waterfront Development." The report further defines the vision of an arts and cultural district on the waterfront and provides technical background reports on the vision.
4.	January 2005	Governments of Canada and Yukon announce a $19 million grant from the Canadian Strategic Infrastructure Fund to help construct waterfront projects along the Whitehorse waterfront.
5.	April 2005	Artspace North conducts a consultation process within the Whitehorse cultural and business community at the request of the Minister of Tourism and Culture, Yukon Government.
6.	August 2005	Lindsay Sinclair, for Artspace North, completes a report entitled "Municipal Development of Cultural Spaces" that references similar cultural projects and case studies.
8.	October 2005	Artspace North and the Whitehorse Chamber of Commerce provide a sole-source contract to Algis Consulting and Cohlmeyer Architects Limited of Winnipeg, under separate contracts, to devise a development plan for a proposed Arts and Heritage Village along the Whitehorse waterfront lands owned by the Yukon government.
9.	December 2005	The final Cohlmeyer Architects / Algis Consulting report entitled "Yukon Arts + Heritage Development Plan" is released to the public. The report recommends an option which proposes to reconstruct the long, historic White Pass and Yukon Route waterfront warehouses to accommodate numerous arts, cultural and commercial functions.
10.	February 2006	Public discourse in the local media in response to the Arts + Heritage Village Development Plan suggests the need to consider greater community input and alternative development and programming options for the waterfront lands.
11.	June 2006	Yukon Government retains Kobayashi + Zedda Architects of Whitehorse to undertake additional public consultation and prepare/propose concept alternatives to those already proposed.

1.3 Scope of Work

The scope of work undertaken by KZA during the preparation of this report includes the following tasks:

- Review of completed project phases and previous reports
- Discussion with stakeholders and project proponents
- Initiation of public consultation toward consensus-building strategy
- Summary of received comments and identification of areas in need of further analysis or input
- Development of phasing and possible building options in response to feedback received
- Preparation of summary analysis and recommendations report

1.4 Project Team

Outline of Consultant Project Team:

Community Planning:	Antonio Zedda, MAIBC, Consultant Team Lead Kobayashi + Zedda Architects Ltd., Whitehorse Jack Kobayashi, MAIBC Kobayashi + Zedda Architects Ltd., Whitehorse
Media/ Communications:	Erica Heuer, Wallymaltz Designs, Whitehorse

Outline of Client Project Team:

Steering Committee:	Sally Sheppard, Deputy Minister Tourism and Culture, YG Eugene Lysy, Deputy Minister Economic Development, YG Marc Tremblay, Deputy Minister Community Services, YG
Project Manager:	Rick Lemaire, Director Cultural Services Branch Department of Tourism and Culture, YG
Client Team:	John Cole, Policy Analyst, Tourism and Culture, YG Karen Keeley, Communications Officer, Tourism and Culture, YG

1.5 Contacted Stakeholders

In addition to the specified stakeholders meetings requested by the client, the consultation also welcomed interested groups and individuals to schedule one-on-one meetings with the consultants. The consultation team met with or contacted the following stakeholders as a result of the process.

Yukon Convention Bureau	Jenn Houtby Tammy Cox
Northern Vision Development Corp	Piers McDonald
The Guild Society	Tina Woodland Eric Epstein
Northern Lights School of Dance	Sylvie Walton Deborah Lemaire
Nakai Theatre	Michael Clark
Artspace North	Chris Dray Chris Sorg
Sour Brides Theatre	Celia McBride Moira Sauer
Downtown Residents Association	Diane Brent
Department of Fisheries & Oceans	Paul Christiansen

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Whitehorse Chamber of Commerce	Rick Karp
	Ed Sager
	Vicki Marchand
Yukon Family Services Association	Marilyn Wolovick
Kaushees Transition House	Natalie Edelson
Crime Prevention Yukon	Catherine Morginne
Yukon Conservation Society	Lewis Rifkind
MacBride Museum	Patricia Cunning
	Kerry Wahl
Golden Age Society	Goodrin Sparling
	Valerie Graham
Elderactive	Bill Simpson
Yukon Council on Aging	Dorothy Drummond
Challenge	Rick Goodfellow
Kwanlin Dun First Nation	No comment as of publication date
Ta'an Kwach'an Council	No comment as of publication date

2.0 On the Waterfront Community Consultation

2.1 The Waterfront and Our Community - An Overview

Community perception of past waterfront development schemes is that there has never been a process that has built overall consensus by engaging the public in a truly meaningful way. While many insightful proposals have made brief appearances on the waterfront scene, they did not move forward because of a lack of public support or planning on the part of the proponents.

A community-based planning exercise should focus on an understanding of the dynamic relationship between people and existing amenities, buildings, open space, topography, history and dreams for future development. Public consultation and consensus-building needs to be tailored to the specific development plan proposed. One cannot rely solely on the community making an appearance at an open house and consider it to be a consensus-building exercise. Building support requires active solicitation through a variety of creative means.

The Yukon Government recognizes the opportunity to build a positive community legacy on the waterfront and provide a sense of place. Creating a meaningful development on the waterfront thus becomes an exercise in patient listening, extended dialogue, compromise, evolving development plans and ultimately a sense of ownership and buy-in. Creative ideas need to be encouraged, discussed and allowed to evolve.

2.2 Community Consultation 2006 - Methodology

The consultant team devised a method for engaging Whitehorse citizens that would encourage widespread participation and input. The 30-day consultation period extended from June 14, 2006 to July 14, 2006. A movable wall tent was used to host consultations and encouraged the consultant team to go to the community. During the period, the consultant team attended significant public events including Canada Day celebrations and Longest Day Street Fair garnering wide public participation. By the end of the period, over 980 citizens participated in the consultation process.

To encourage active participation, the consultant team established a framework of questions that could be responded to by the anonymous placement of red dots, a

written submission and/or the positing of additional questions. A copy of the complete consultation brochure is included in Appendix B. The format and questions allowed for a variety of thoughtful community input. The cumulative data collected after each day was left on the walls and tables for all to view and consider when providing a response.

In addition to the wall tent set up, the consultant team met with many key community stakeholders and received both written and e-mailed submissions. A compilation of the received input is attached in Appendix A.

2.3 Community Consultation 2006 - A Summary of What Was Said (Red Dots)

The consultation period witnessed significant community interest and input with respect to waterfront development. Many were grateful that an extended process had been undertaken and were quick to provide clear, passionate and articulate comments regarding the process to date and what they envisioned as necessary and meaningful for a vibrant waterfront. The following is a summary of the top ten responses to each question. Each number signifies a dot placed by the public. All participants were asked to place only one dot after each activity. The consultant team was vigilant in ensuring that dots were not being stacked onto one particular use or activity.

Question #1

What would bring you to the waterfront more than once? What is an appropriate use on the waterfront?

Day	Evening	Use
223	297	restaurants / cafes
288	151	walking along the riverfront
163	102	library
112	116	live theatre / music
92	114	music, art and dance instructors' studios
112	55	cycling / roller-blading
112	39	undeveloped, natural waterfront
92	26	rehearsal spaces
71	23	urban garden
69	28	art gallery

Question #2

What don't you want to see on the waterfront?
Just as revealing as what people would like to see on site, this question also provided a good indication of what many did not feel was an appropriate use on the waterfront...

	Use
192	Government offices

177	Large 'warehouse' buildings
112	Arts + Heritage Village with 80% space for arts + culture
100	Private offices
84	Subsidized rents (i.e. artist studios, gallery store, rehearsal spaces, NGOs)
69	Commercial/retail
65	Dance school
50	Residences above ground floor
50	Pedestrian-only First Avenue
13	Theatre/performance hall

Question #3

What percentage of mixed-use?

The question attempts to determine what percentage of four general categories the public would like to see on the waterfront site .

TOTALS SUBMITTED BY PARTICIPANTS

Green space	Retail/Restaurant	Residential	Public/Arts
3561	1765.5	660	2425.5

AVERAGES TOTALING 100%

Green space	Retail/Restaurant	Residential	Public/Arts
42.4 per cent	21 per cent	7.8 per cent	28.8 per cent

Question #4

What density?

Density refers to how much total building area/height on a site people are willing to accept.

74	mix of 1, 2, and 3 storey
71	1-storey only (don't block the mountains)
46	low site coverage
32	green space only
26	medium site coverage
24	1 and 2 storey but no 3 storey
8	2-storey only
2	high site coverage
1	3-storey only

Question #5

What use for existing heritage buildings?

There are a number of existing heritage buildings located along the Whitehorse waterfront. For the past 5 to 8 years, some have remained empty while the rest

have been occupied by non-profit organizations as part of a use policy drafted by the Yukon Government. Many feel that this is an inappropriate use for these buildings. The consultation asked what the public felt was the most appropriate uses.

Old Waterfront Fire Hall

76	market
41	theatre
33	restaurant
24	arts space
11	heritage interpretation
10	retail shops
2	pub
2	nursing station
1	old firehall museum
1	government offices

White Pass Building

54	market and restaurant
30	heritage interpretation – history of White Pass – embark on train
22	non-profit offices/meeting rooms with subsidized rents (Ag. Assn., Fibres Guild, SYANA, etc.)
18	artist-run gallery (original art only, open to ALL Yukon artists)
16	live performance venue
14	artist-run gallery (YAAW)
12	tourist information
7	workshop space
6	hotel, no bar
5	Keg, Spaghetti Factory or pancake house

Old U.S. Army Latrine – Grey Concrete Building

91	public washrooms
19	rotating artist studio
16	ice cream stand / coffee stand
9	wrecker's ball, demolition, knock it down
8	heritage interpretation
4	ticket office for local events
3	retail
2	tourist information kiosk
2	fresh fruit stand

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Rail worker's Residence - Green House	
67	shop or little coffee shop
33	artist-in-residence studio
23	children's museum
15	heritage interpretation
11	shared office for NGO's and arts groups
5	songwriter-in-residence studio
3	natural herb / medicine shop
3	nursing station
1	home for one who needs it

Rail worker's Residence - Beige House	
52	shop or little coffee shop
25	heritage interpretation
11	artist in residence
6	public washrooms
6	artist's open studio for viewing
3	traditional healing centre
3	nursing Station
2	community building like RPAY, women's shelter
2	songwriter in residence
1	professional office

W.P. & Y.R. Roundhouse

The White Pass & Yukon Route (WP &YR) Roundhouse was not included in the public process because it is presently covered off in an agreement with the Miles Canyon Historic Railway Society. The consultation process did however collect many comments stating that the renovated building blocked views of the river, was underutilized and not privy to a public process for its eventual use and function.

2.4 Community Consultation 2006 - Written Public Comments

In addition to the red dot process, the consultant team received more than 200 written submissions from the public. Many were a direct response to the 2005 Arts and Heritage Village Development Plan prepared for Artspace North and the Chamber of Commerce. Many consultation participants felt that the process leading to the December 2005 option was lacking in proper consideration for community needs and desires, was too narrow in focus, was largely stakeholder driven and failed to address basic site and climatic considerations. Others felt that the proposed concept was contributing too much building area, cutting off views and access to the Yukon River and not leaving sufficient green space. A selection of received comments is included below. A compilation of all comments received is found in the appendices section of this report.

"I disagree with the aspect of having 2-storey buildings right on the waterfront. I feel anything that obstructs the view of the water from the tramway is inappropriate."

"We have enough buildings on the waterfront already that are not being used or are under-utilized. DON'T build any more buildings until these buildings have been used."

"Mixed use; vibrancy; multiple interests represented and NOT just artists; commercial use e.g. markets, restaurants, books, NGO's, offices, and artists; sustainability - NOT entirely publicly-funded arts spaces; commercial and financial sustainability; open, friendly, neighbourhood feel; healthy, colourful, energetic; relaxing, inviting, are words I think of to describe waterfront; fitness and accessibility important; intimate spaces, user friendly buildings and open spaces."

"Do not block visual flow to river from cross-streets."

"Do NOT put those horrible 'warehouse' buildings on waterfront. They don't fit with any of the other buildings. Block the view and open feel along waterfront are unsightly."

"This would be one of the worst possible options for the waterfront, alienating public space for special purpose interests."

"Need to be careful not to build infrastructure too densely. Maintaining a view and access to waterfront is critical. People don't want to see big long buildings blocking the river - especially old warehouse models.

"Work with FN to rebuild Canyon City as original, based on photos and plays in the archives. Bus tourists there for lunch and the boat ride back down. Would be an excellent attraction that leaves from the waterfront."

"Would like to see more private enterprise/revenue building things, but no McDonald's and such. Move balance between arts and business because arts won't/can't pay the money needed."

"Make better use of Roundhouse - put old engine on display and show restoration in progress - should be more than storage - dead space when in the living history - you f**ked up. Looks like anywhere Canada-US?"

"So let me get this straight... it's 2007 and you want to build huge warehouses of glass in the north. Who's going to pay for the heating? How are you going to keep them warm? Will YTG and the taxpayer pay the heating costs on top of the study, report, design, consultations, and construction costs? If the tenants are all artists and arts programming, will they even pay rent let alone astronomical heating bills? Aren't we trying to get off fossil fuels and reduce emissions? I support more market value commercial/retail, co-op rental accommodation that is available to all (not just artists), a library - which is a universally accessible and daily-use facility for people of all incomes that couples with a family resource centre and day care as well as a community centre where there are community dances that all residents can come to, a café, a restaurant, a pub, a small food or locally-produced merchandise market (no junky trinkets), a small but funky public art gallery, nodes of history/heritage panels on White Pass, the shipyards and riverfront, etc., a 150-seat music/theatre performance space, and a wharf all within a sea of landscaped green space, all in existing or cutting-edge energy efficient buildings - grey water recycling, solar hot water/passive solar/solar panels, geo-thermal, air/heat exchange, topline insulations, etc... on a scale or mass that uses the land very effectively, creates multi-seasonal people

spaces/places that all people - even street people, can use daily, and lots of residential so people are there 24/7. I do not like the current proposal."

"Move the trolley to run, at grade, along First Avenue. It should not be allowed to ruin, limit or dictate the development of an already difficultly narrow piece of land. With the trolley here, there is no space for buildings AND green space, there is no section wide enough for a theatre. The current plan overlaps pedestrians and trolley in a chilly north-south wind tunnel. Pedestrian use in your "bustling arts village" will slow the trolley down to a crawl, or cause pedestrian/trolley conflict, or end the life of a small child."

"We need to have a nice spot by the river where we could sit on a great deck and have food and/or a drink."

"Yes - I support above comment!"

"I am opposed to the proposed development because:

- blocks view and access to river - the best feature in the city
- eliminates green space
- allocates what little remains of a precious resource to one special interest group
- creates parking issues (as if we don't have enough traffic/parking problems downtown already)
- boardwalk on river side is poorly conceived
    - wind tunnel effect will not be mitigated by planting a few trees
    - area will be in shade much of the day
    - public safety threatened by long space not generally visible
    - where will people who 'hang out' there now go to drink, etc.?
    - private dance/music studios don't benefit general public
    - if they need publicly-funded space, build where it does not block the riverfront
    - this proposed development cannot be realistically compared to the Forks or Granville Island

"Should maximize use of existing vacant buildings in downtown rather than building new buildings."

"Please do not block views of the river, walkways should always allow us to see it. NO BIG BUILDINGS. On First Avenue; it would lose the natural beauty of this area."

"One storey only, limited development on the river edge. Buildings of different heights on First Avenue side."

"I don't like the idea of the "warehouses" on the riverside. I would much prefer a more rounded amphitheatre-like area. The buildings block the river from the city. Keep it natural and it's much cheaper! Block off Front Street from Main to Wood. Covered market area for Fireweed Market good idea. I would love to see Yukon Artists @ Work move into the Old Firewall. Need the Guild to move downtown too. Need a non-bar performance space downtown. I really support what's going on in the Shipyards Park."

"I think it has been a huge mistake to put the tram down the middle of the development. It completely restricts the opening of much more creative thinking and eliminates the connection of buildings. It should be relocated perhaps to First Avenue."

"What a shame to see a wall of buildings to block the river view. I saw the terrible mess they made in Halifax (Bedford basin) when they put a wall of buildings to block the view. Only the rich could see. The river view should be called a heritage

site without the encumbrances of buildings from Steele to Elliott. An open area where one could see through from Main. (Similar to English Bay on Vancouver). It would be good to move the White Pass building and old fire hall."

"Parking has not been addressed."

"Like the theatre (small 150-200 seats) at the waterfront."

"Move the trolley to First Avenue and connect it to Miles Canyon in one direction, through Rotary Park and along First Avenue to Wal-Mart and then around to 3rd or 4th Avenue connecting back to Rotary Park. Maybe every fifth loop could go back out to Miles Canyon in the summertime only. But this would truly make the trolley a part of Whitehorse's transportation system, and give it a raison d'etre. Currently it is just silly."

"Forget the multi-million dollar plan. All we need are a park, a pub, and a few wall tents for summer retail, market, etc. It's not just about developing the only waterfront EVERYONE has (not just artists), it's about creating a welfare legacy for the next 20 years. Rents should be market value so all businesses can compete equally and fairly."

"Creating wind tunnel. Creating shadow and cold, especially on expensive wharf built just for walking and sitting. No other purpose for wharf. Arts Village - fine. But not on waterfront. Arts Centre not fully realized. No parking for this now. See no cost recovery from this concept. And no open space and nothing unique. Roundhouse example of wasted money and no heritage left in it. We're not preserving any heritage. Not for the public, this concept. Locks public out, killing downtown. Low, open buildings, historical interpretation. This Arts Village will not be of interest to people from other cities - it's the same as other places but cold and deserted ... because we are a winter city and because we only have 23,000 people. And beyond the capital costs, we'll never be able to support it over the long term.

"No blank wall dance studios on the waterfront. Why a choral hall here?"

"Place trolley on First Avenue and away from waterfront lands. It is a shame to waste the most valuable land by having a seasonal trolley cutting through the site. Like the library idea because it is free, open at all hours and very public."

"Limit the size of buildings. The connection to the water must be maintained. Natural design to supersede man made. Move beyond the warehouse concept as presently designed; create clusters down by the tourism building. Good spot with space. Another at other end. Usage should be flexible but still emphasizing artists, theatres, studios, markets, etc."

"I would like to see some small buildings with a range of uses — public market, restaurant, outdoor patio space, artist studios, kayak and canoe rentals. I think a more urban feel around Main Street would be good. The wharf is more important - should be big and have room for boats. Only parking should be on First Avenue. Lots of lights for winter on trees etc. Public Market with food all year.

"Library, archive, Elijah Smith library, all together on waterfront. Create pond (use soil for fill for rest of building, river/ground water will fill; will attract birds, create good house for garden, skate pond. Good example is Field, B.C. Parks Information Site. Move the trolley to First Avenue."

"Waterfront should be dominated by green space allowing the enjoyment of the water environment e.g. trails, benches. Some facilities from which the river can be viewed and enjoyed e.g. coffee shop café with patios. "

"Please keep the river visible - maybe have a few smaller buildings with connecting walkways or keep the buildings all 1 storey. Definitely no 3-storey buildings, they would be out of scale with existing structures e.g. White Pass. Would love to see our waterfront have the mixed use vibrancy of the Forks in Winnipeg - avoid the "darkness" of Harbourfront in Toronto by not focusing exclusively on non profit/arts; I love the arts but to draw locals on a regular basis, need to have food/restaurants/other useful commercial spaces. Also necessary to keep public-access path all the way along the river... and pave it!"

"I really dislike the proposed structures. They are boring and block the river, both visually and physically. I especially do not want the Arts and Heritage Village option. People are already going to come down to the river... put this big ugly monstrosity on the highway. There are 9 acres for sale up by the airport. The Round House, another long, boring structure is already bad enough. There is nothing wrong with open space. What does the city have against green?"

"No buildings right along water. Must be pedestrian friendly and cycling friendly all the way to Wal-Mart for community and evening recreation. What about the homeless and drug addicts currently living on river? Need ADS to have a local residential treatment program."

"Please do not implement this plan and design on the waterfront! The buildings take over the river view, loom over the waterfront and make a cold shady wind tunnel. I would like to see more of a mix; not just arts, as much as I appreciate arts and artists. Please include a bike path along the waterfront so I don't risk my life on 2nd avenue everyday. The proposed buildings look like inelegant warehouses. We don't need more ugly structures in this town. Limit buildings to either 2 stories or make 3 storey buildings with a smaller footprint. Less buildings and more open space!"

"Do not cut off walking/biking paths along the river with buildings; set buildings back for paths"

"Keep access from path on river accessible to streets; do not cut off path/street access."

"No parking - more public transit, more wheelchair accessibility!!"

"Residential space spread throughout plan and this would provide on-site and consistent presence/"security" of sorts."

"Keep the view from the west side of downtown (near bluffs), all the way down the streets clear to the river; i.e. try not to block view of river looking east. Buildings could go in between streets."

"....At same time emphasis on Arts and Heritage must be for things that draw most people to area. Closed studio space does not do this. Performance spaces, shows, courses, retail space, talks, etc. will do this (office spaces generally also do NOT draw in public). If public library is looking at moving it could be a vibrant attraction if it integrates multiple functions (internet, readings, attached café, etc.). Yukon College could be integrated with a new public library particularly for evening courses and talks. Many universities elsewhere have very successfully created downtown campuses and this would be a way of making waterfront lively during weekday evenings."

"Current proposal — too many long buildings with non-public space. In winter this could be cold-wind tunnel. Need to ensure public spaces are usable in winter as that is what we have most of here! Any public buildings must be built to high energy efficiency standards to minimize long-term operation costs! Need to have residential space to ensure night life but needs to not be too elite and compete

with public interests (e.g. residents may not want evening events right below their windows so these conflicts need to be avoided)."

"There is too much emphasis on use of trolley as part of transit system on waterfront. But it is not used by local people, is way too limited in its reach (geographically) and hours/months of operation. To minimize need for parking and to integrate waterfront into rest of community there should be FREE and frequent bus service loop going on 4th to Wal-Mart area, back on 2nd to YTG building and back up Hanson to 4th. The trolley is little more than a tourist novelty and has little potential to become more."

"Arts, culture, heritage, performing/performances, library, museum will create core of public activity that radiates outward to rest of downtown businesses."

"What will happen to the current public facilities? New library - Great idea! Yukon Arts Centre?"

"No fast food. No exclusivity - the water front is for everyone - I mean no government offices, storage spaces, ugly buildings. Great for theatres, restaurants, things we all go to."

"Hey, let's not miss the opportunity to get a year-round theatre space in here for live acts!"

"Not at all happy with anything that blocks the view of the river. I want walking access to all of the river bank. No buildings crowding right up to the water. Where would boats come/run to use the wharf? No, really. No float plane dock either - think of the noise."

"Encourage local businesses only. No franchises."

"Remember to think about Yukoners first, tourism etc. second."

"Buildings should be for retail, restaurants and an area for artists to show their work and products. White Pass building should be for retail and White Pass. Waterfront near Main Street should be active, and vibrant both day and night."

"Move the trolley to First Avenue. Move the White Pass building a hundred feet north to line up with the Horwoods Mall and open the end of Main Street to what could be THE perfect public plaza for events, festivals, buskers, performers, musicians and people-watching, that leads to a coffee shop, library and theatre to the south, to the east ... a wharf on the river, and to the north funky coffee shops, a couple of stores, a public art gallery, railway car kiosks, a market, and pub. Turn the Roundhouse into an extension of the MacBride Museum with the locomotive and other artefacts, events, etc., follow the pathway north to a wholistic health, 24/7 walk-in clinic and safe house that addresses needs of current waterfront users, and helps to break down barriers - through wholistic health services - between social sectors. Perfect location leading into Kwanlin Dun land and near Kishwoot Island. Great facilities and reasonable rents (financed by the Safer Communities, Four Pillar Approach, Harm Reduction and Substance Abuse programs the government has talked so much about) could attract wholistic health practitioners who could work with Outreach Van counsellors and others to bridge the social barriers. With these kinds of diverse facilities, the waterfront truly could remain a place that everyone can use together."

"Public access all along the river is essential and we need to be able to see the river. Be very careful what new structures are put up. There are many existing buildings that have not been utilized fully to date. Use what we have first and make sure that what we have - the river - is not destroyed or blocked from view."

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"There should be no buildings between the tracks and the waterfront, just walking paths, benches and green space, except for the wharf area. A nice, low profile building there, overlooking the river, to accommodate a restaurant or coffee shop would enhance the area. Buildings on the city side of the tracks should also be low profile, only one storey, with a little more class than a plain looking freight shed. The area should be a mix of 60 per cent green space, 20 per cent arts and culture, and 20 per cent commercial (small shops)."

"A meeting place for seniors on the waterfront for year-round use. A community centre for seniors. No 3-storey buildings. Make smaller ones. Open green space. Where are all the vehicles going to park?"

"Riverfront is native place. We want a waterfront that is shared between whites and natives."

"All waterfront buildings should be turned over for use for public activity, not office space. No sacred cows. Genuine community activity is the goal - not tourism (authenticity generates tourism - not other way around)."

3.0 Coalescing Community Ideas - A Public Point of Departure

3.1 Waterfront Development – Areas of Consensus

At the onset of this process, many felt that it would be difficult to find consensus when it came to the type, scale, use and function of any proposed waterfront development. However, with the recorded input of approximately one thousand consultation participants, certain comments reappeared over and over again that could be considered as consensus-building directives to guide proposed waterfront development.

The public comments, in part, raise concerns with the Arts + Heritage Village concept presented in late 2005 by Artspace North and past decisions regarding the waterfront trolley and heritage building use. Others comments focus on a wish list of appropriate and compatible future uses, building orientation, height and density and practical considerations that should guide any proposed development. A summary of re-occurring comments has led to a list of fourteen guidelines that should be considered by any proponent of Whitehorse waterfront development on public lands.

1. **Maintain open (green/pedestrian) corridor along Yukon River.** Do not locate buildings along the water's edge or overhanging Yukon River.

2. **Do not permit proposed buildings to block view of river, especially at cross streets.** Consider again relocating Roundhouse building to re-open waterfront view at Wood Street.

3. **Provide greater mix of uses** (21per cent retail/commercial, 28.8 per cent Community/Culture, 42.4 per cent green space, 7.8 per cent residential).

4. **Encourage less dense building development.** At least 40-50 per cent of site should remain free of buildings.

5. **Avoid long, North-South oriented buildings.** Affords little shelter from prevailing south wind; causes shaded areas along river (afternoon) and along First Avenue (morning). Blocks view of Yukon River from First Avenue and cross streets. Creates long walls of limited surveillance and poses security and/or safety concerns.

6. **Relocate waterfront trolley to First Avenue** or elsewhere and off waterfront lands. Trolley operates for only four months of the year. Relocation allows for greater variety of possible land and building uses along river. Trolley location and operation has not been the result of a public process to date even though public funds have and continue to be directed toward its operation and expansion.

7. **Utilize existing heritage buildings before accommodating public / commercial uses in new structures.**

8. **Limit building height to one or possibly two storeys but not higher.**

9. **Strong support to create multi-use public spaces: public library and theatre/performance space are most favoured priorities.**

10. **Encourage smaller buildings, oriented east/west to allow view of river and connection to First Avenue.** Orientation blocks prevailing southerly winds, captures sunlight along south-facing walls and creates a hierarchy of gathering spaces.

11. **Allow for a mix of commercial uses:** Restaurants/Pubs, Cafés, Market, Art Gallery, Retail Shops (20-30 per cent of total area developed).

12. **Encourage waterfront heritage interpretation/ display in existing and/or new buildings.** Whitehorse waterfront history needs to be represented clearly and completely in proposed development options. Work closely with established museum societies and First Nations to develop coordinated waterfront heritage interpretation and presentation.

13. **Do not place government or private offices, large warehouse buildings, waterfront trolley, Roundhouse (as a trolley storage facility), subsidized spaces, fast food outlets or parking on the waterfront lands.**

14. **"Arts on Every Corner"** Consider the entire downtown area as a possible setting for Arts and Culture venues. Not all arts and culture organizations need to be concentrated on one waterfront parcel. Existing vacant and under-utilized buildings provide a feasible alternative to new waterfront construction. Examples cited include: old Carcare building, Masonic Lodge, Wood Street Annex and soon-to-be vacated Yukon Theatre and Kwanlin Cinema buildings.

The fourteen guidelines represent an overview of community desires, concerns and ideas as presented over the month long consultation process. Most, if not all, of the suggestions are practical and represent ideas from a community that has thought long and hard about what should and should not be developed along the Whitehorse waterfront.

3.2 Waterfront Development - How to Proceed

With a clearer picture of what Whitehorse residents want and want not to see as part of waterfront development, the task falls upon the Yukon Government to implement a development strategy that best meets the expressed needs of the community. Proper community consultation is the first step toward a successful and vibrant Whitehorse waterfront. However, this first step needs to be followed by successive steps that build incrementally upon a comprehensive development process. The consultant team suggests that the following tasks be completed as part of a waterfront development strategy:

1. **Complete site inventory and amenity analysis.** This includes the identification of all site constraints, opportunities and an understanding of the relationship between this waterfront site and the rest of downtown Whitehorse.

   These tasks include an understanding of **climate** (optimizing solar exposure, building and outdoor space orientation, wind patterns, winter versus summer considerations), **views** and **links to existing built and natural amenities** (Yukon River, escarpment, First Avenue and cross street view corridors), **transportation and parking patterns** (frequency of public transit service, links to already established transportation routes (motorized, non-motorized and pedestrian), traffic patterns and density, vehicle and bicycle parking, winter transportation) and **heritage** (existing historic buildings, artefacts and understanding of the events, organizations and individuals that helped shape the Whitehorse waterfront).

   It should include an **inventory of existing cultural, commercial and residential enterprises** to identify possible partnerships, links and the need to avoid duplication or adversely affect viability (Kwanlin Dun First Nation, Ta'an Kwach'an First Nation, MacBride Museum, Kanoe People and North End Gallery to name but a few established waterfront enterprises).

2. **Establishment of Planning & Site Development Guidelines.** For successful waterfront development to occur, a planning framework needs to be established. This is sometimes referred to as a "Master Plan" that identifies development parameters and guides site development. These guidelines would, in part, identify areas of the site most suitable for building construction, areas to be left undeveloped (pathways, landscaping, outdoor gathering spaces), development density (building height, footprint and setbacks) and key view and access corridors that should not be compromised. It would include compliance with City of Whitehorse zoning by-laws and review by the Yukon Environmental and Socio-economic Assessment Act. The guidelines would identify areas to accommodate sufficient vehicle and bicycle parking, public transportation nodes and other non-motorized means of site access. With a set of development guidelines in place, the community's expressed desires can be implemented in a fashion that ensures compliance with basic agreed upon principles of urban design appropriate to the Whitehorse waterfront.

3. **Preparation of a Financial Feasibility & Management Plan.** The consultation process identified a list of development priorities that the community indicated a desire to see implemented on the parcel of land belonging to the Yukon Government. The site boundaries include Wood Street to the north, Lambert Street to the south, First Avenue to the west and the Yukon River to the east. These include a new theatre/performance space, library, other cultural/interpretive venues and commercial/retail spaces. Prior to any of the projects reaching the design phase, the Yukon Government needs to ensure that a needs/use analysis is conducted together with a financial feasibility assessment to determine what are the anticipated capital, operations and management costs associated with any development scenario. It is likely that a significant component of this development will be publicly funded and therefore a balance between a desire for cost recovery versus public benefit needs to be determined and agreed upon by all parties.

   There has been much public discourse concerning the Arts and Heritage Village proposal's suggestion to accommodate subsidized lease rates to cooperatives and non-profit societies located on the waterfront. The Cohlmeyer Algis report suggests an average lease rate of $7.81to $8.50 per square foot and is based upon annual facility operating costs (CAM) rather than commercial lease rates for new space ranging from $28 to $36.70 per square foot.[5] Many of the received public comments question a tiered or subsidized lease rate structure for entities that might compete with existing establishments or gain an unfair advantage. This will be a difficult issue to resolve to everyone's satisfaction. However, the public comments to date support a fair playing field and lease rates that are carefully considered.

4. **Project Development – A Phased Approach**

   During the consultation phase, participants had a chance to review the proposed construction budget figures in the 2005 Arts and Heritage Village concept and many felt that the scope was too ambitious and the estimated costs too significant. The consultant team recommends that that project development be phased for reasons as follows:

   1. A phased approach allows for an implementation plan that can evolve as necessary at various stages. It should build upon the guidelines and framework established to direct development on site. The consultant

[5] **Algis & Cohlmeyer**, Page 34-35.

team suggest phased development proceed in the following general order:

A. Infrastructure Placement (wharf, walkway, relocated trolley, sewer, water and electricity servicing to site. lighting)

B. Anchor Component: #1: construction of multi-purpose performance theatre.

C. Reprogramming / renovation of waterfront heritage structures for uses compatible with received public comments.

D. Anchor Component #2: construction of Community Library

E. Continued development of landscaping, outdoor public gathering and sitting areas. Assessment and, if necessary, provision of additional parking areas off-site.

F. Commercial / Cultural Components: Construction of additional mixed-use buildings to accommodate commercial (retail, restaurants, cafes, galleries, etc.) and cultural (artist and artisan work studio spaces, public art gallery, etc.)

2. A phased approach allows the anchor components (theatre, community library) to become established on the waterfront thereby providing the framework for additional development that can both support and be supported by the anchor components.

3. Phasing allows for the staggering of capital costs over a period of years rather than as a significant one time investment.

4. Phasing allows for the continued reassessment of the master plan and guidelines to allow for revisions, additions and reconsiderations of overall development goals.

5. **Building Design - Involving the Community**

When the Yukon Government is ready to commence building and site development, the design process should include the community at various stages. The waterfront provides one of the most significant public resources available for the benefit of all Whitehorse citizens. As such, and to avoid negative public reaction at the end of the process, it is recommended that the community have a say in the function, use and appearance of buildings and site plans on the waterfront. The resulting development should be a showcase for sustainable design appropriate for a northern winter city.

4.0 Visualizing Community Ideas - Site Analysis & Development Options

4.1 Existing Site Analysis

The consultant team was asked to review the existing waterfront site and provide a preliminary analysis of important considerations that should be included in any proposed development scheme. The analysis is divided into the following categories: Transportation / Site Access, Views, Environmental Conditions and Security. Please refer to the attached drawing labelled: **A. Existing Site Analysis**. The drawing identifies site considerations provided by both the public and the consultant team. It is meant to identify important site and area factors that should be analyzed in greater detail prior to any site development.

The Yukon Government waterfront parcel occupies a portion of downtown Whitehorse that is surrounded by natural amenities, public infrastructure and private properties. The (re-) development of these adjacent components will affect the long term success and wellbeing of waterfront development. It is therefore important that these components be included as part of a site analysis process.

4.2 Site Development Guidelines

A review of consultation comments and the resulting 14 consensus guidelines have been incorporated in a diagrammatic representation of proposed development guidelines meant for both the Yukon Government and adjacent private lands. Please refer to the attached drawing labelled: **B. Site Development Guidelines**. Preliminary development guidelines have been drafted for five waterfront / downtown zones and also include Transportation and Site Access suggestions.

Guidelines are meant to direct development in a fashion that reflects community goals without compromising options for building or site configuration, appearance and use. Development guidelines should be reviewed regularly to ensure ongoing compliance with community needs.

4.3 Phased Development Scenarios

When waterfront development is ready to proceed, it should be phased as per recommendations found in 3.2.4. The consultant team has prepared diagrams grouping development into three general phases. As mentioned previously, prior to the completion of the second or other future phases, the Yukon Government will have the option of reassessing guidelines and goals to ensure that community needs and desires are being fulfilled. Please refer to the attached drawing labelled: **C. Development Phasing**.

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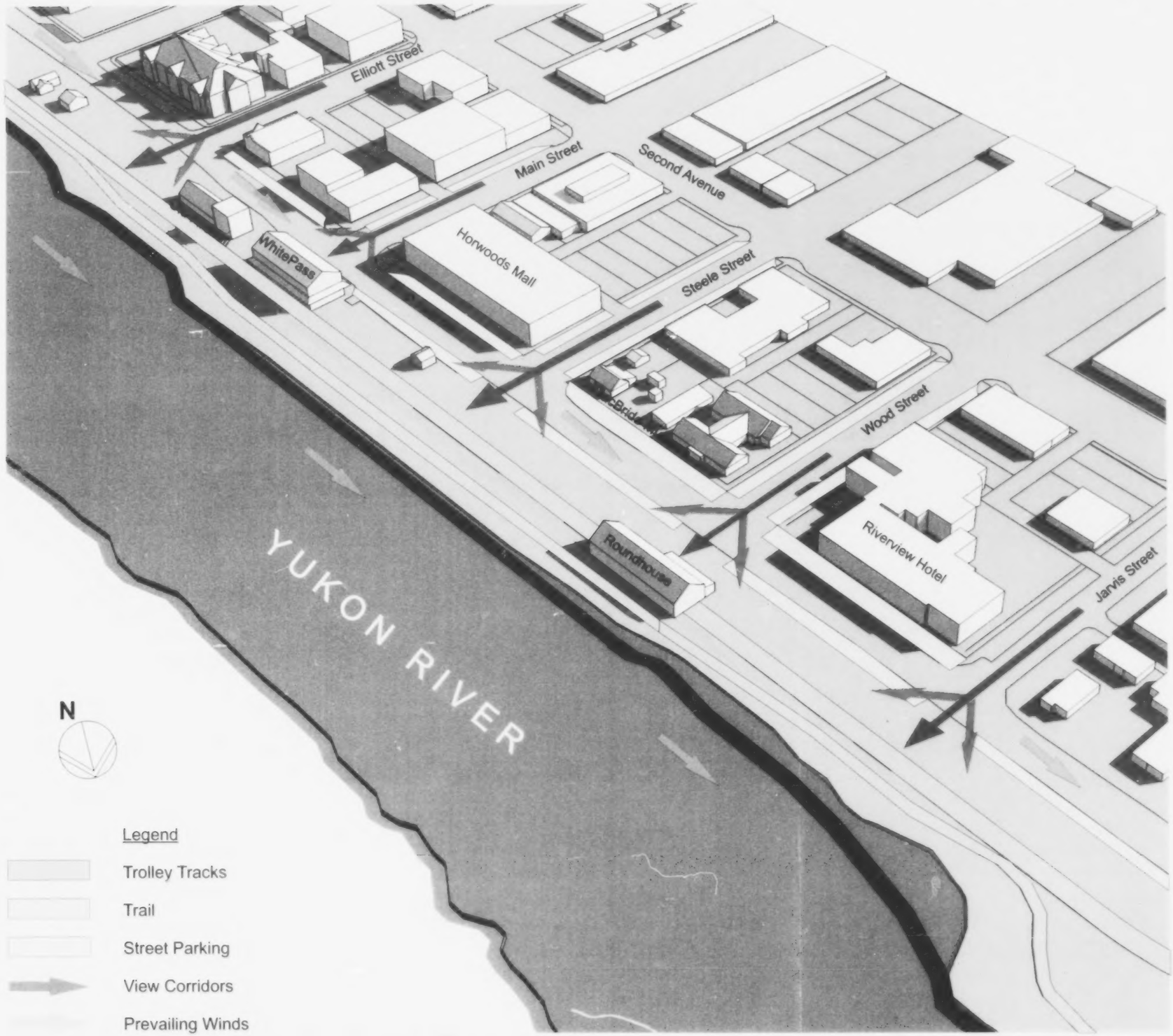


A. Existing Site Analysis:

Transportation / Access:

Existing trolley tracks dissect waterfront site and create barrier between downtown and Yukon River.
The tracks mandate long and narrow building configuration.

Possible access from river to be considered via wharf.
Waterfront trail is used frequently by cyclists and pedestrians.
Also provides a landscaped strip along river's edge.

Currently no public transit along First Avenue.
Seasonal (4 months / yr) trolley service connects both ends downtown along riverfront.

2 hour metered parking along First Avenue, Main Street and adjacent side streets.

When redeveloped in 2006, First Avenue will have a dedicated bicycle path and provide additional angled street parking.

Views of River and beyond:

Existing view corridors from streets perpendicular to waterfront should be maintained as they provide views of river, escarpment and Grey Mountain.

Main Street terminates at the White Pass building while Wood Street terminates at the Roundhouse building (consider relocation of this building to re-establish view corridor).

Environmental Conditions:

Prevailing winds are from the south, and parallel to the Yukon River. Without shelter, the wind can become uncomfortable along the waterfront.

Consideration of 30 metre development setback from Yukon River.

Important to mitigate development impact along riverbank.

Public Space:

Large open areas are currently under utilized and ill defined as community space.

Opportunity to link significant buildings with outdoor space, pathways and connected to river.

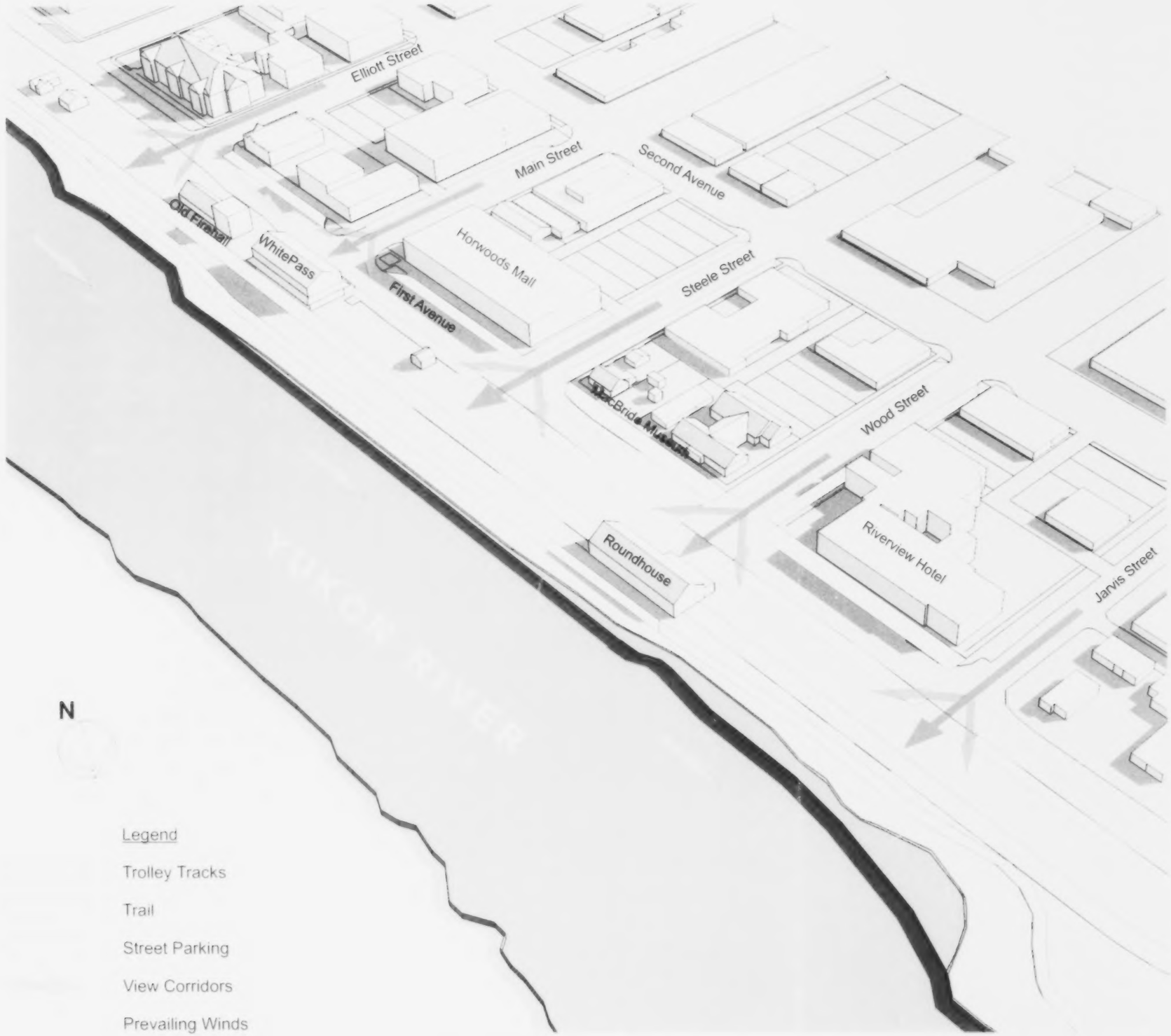
Heritage Resources:

Protect existing heritage resources including buildings, industrial infrastructure and other elements connected to waterfront history.

Existing heritage buildings and infrastructure appear fragmented. No overall plan exists to tie heritage elements together cohesively.

Security:

Area is largely vacant during evenings and weekends.
No residential and limited commercial presence.
Lack of appropriate street or trail lighting leave many areas dark.
Roundhouse, Old Firehall and White Pass buildings screen portions of Waterfront from view along First Ave.



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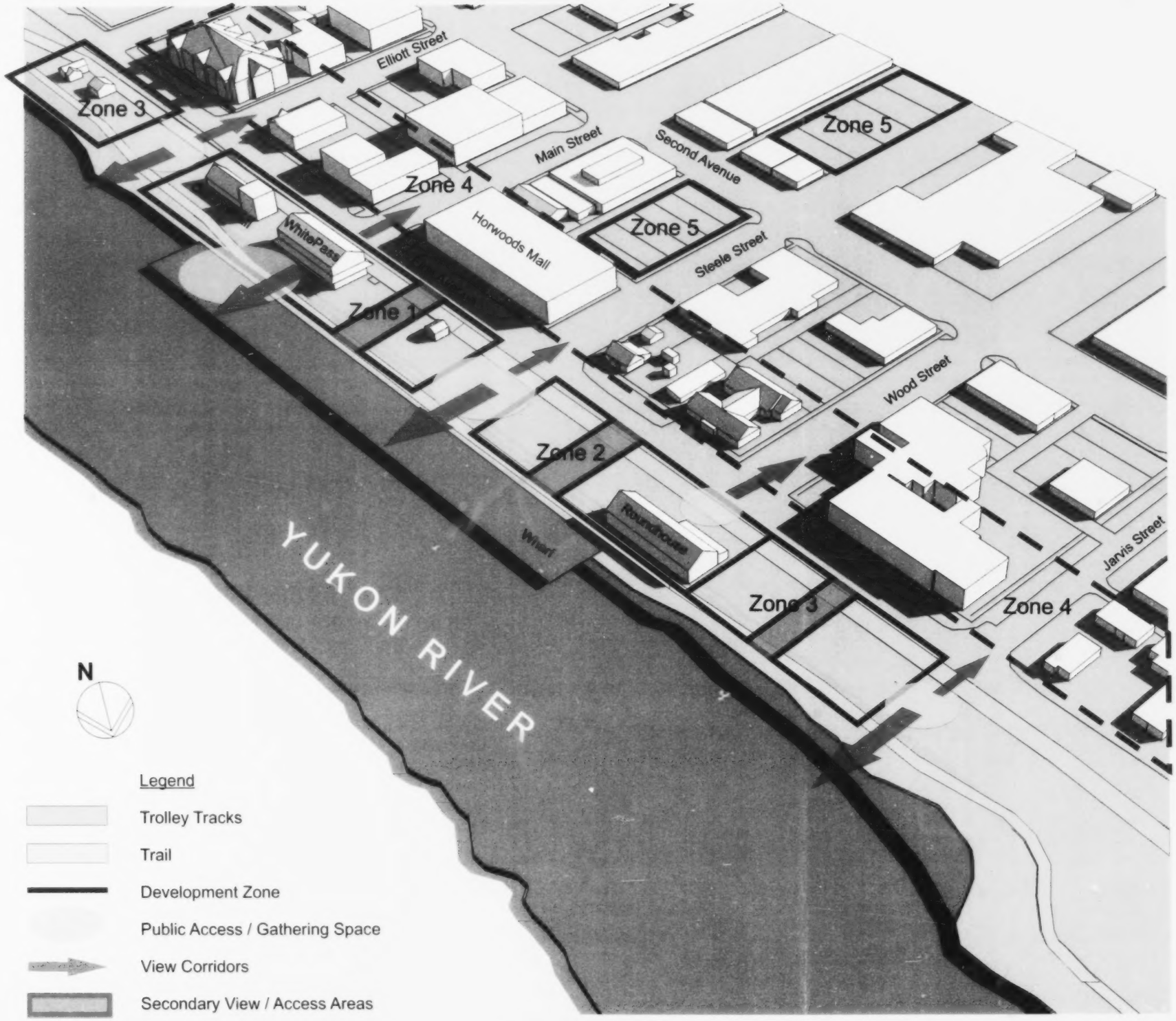


B. Site Development Guidelines:

Transportation / Access:

Relocation of trolley tracks adjacent to First Avenue optimizes buildable space along riverfront.
Restricts motorized travel to paved area and allows for integration of track into road bed.

Maintain Waterfront trail as green space connection between river edge and building development zones.

Maintain angled street parking along First Avenue, Main Street and adjacent side streets.

Designate spaces for specific building users and visitors. Extend parking time limit.

Make provisions on nearby properties to address future parking needs.

Consider routing public transit to augment transportation service provided by waterfront trolley.

Zone 1 - Mixed Use Community:
Includes key community buildings (the Library) and reprogrammed heritage White Pass and Old Firehall buildings.

Zone 2 - Mixed Use Cultural:
Includes new artists studios, theatre / performance hall, museum / interpretive spaces and reprogrammed Roundhouse building (consider possible relocation) to re-establish view corridor.

Zone 3 - Mixed Use Commercial:
Includes commercial and retail opportunities in new buildings and reprogrammed heritage houses. (2 locations proposed)

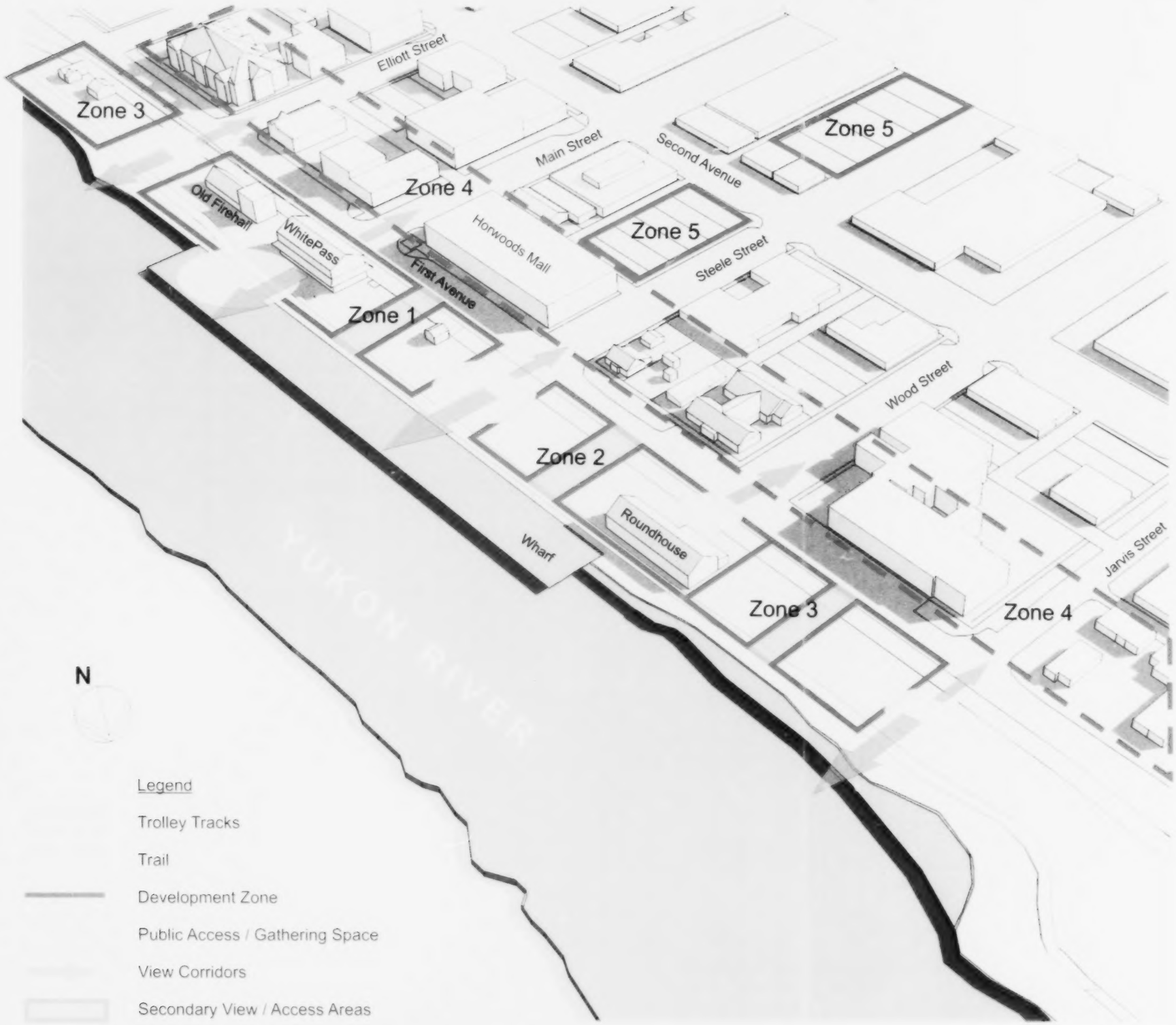
Zone 4 - Mixed Use Residential:
Encourage mixed use development with housing above ground level. Increase height limit to 3 or 4 storeys to augment residential density.

Zone 5 - Future Multi-Storey Parking:
Potential locations for parking structures to accommodate Waterfront development. (2 locations proposed)

Public Space:

Outdoor community space along river provided by new wharf. Public space and Waterfront trail act as connectors between buildings and waterfront.

Creates opportunity to focus street activity along view corridors.



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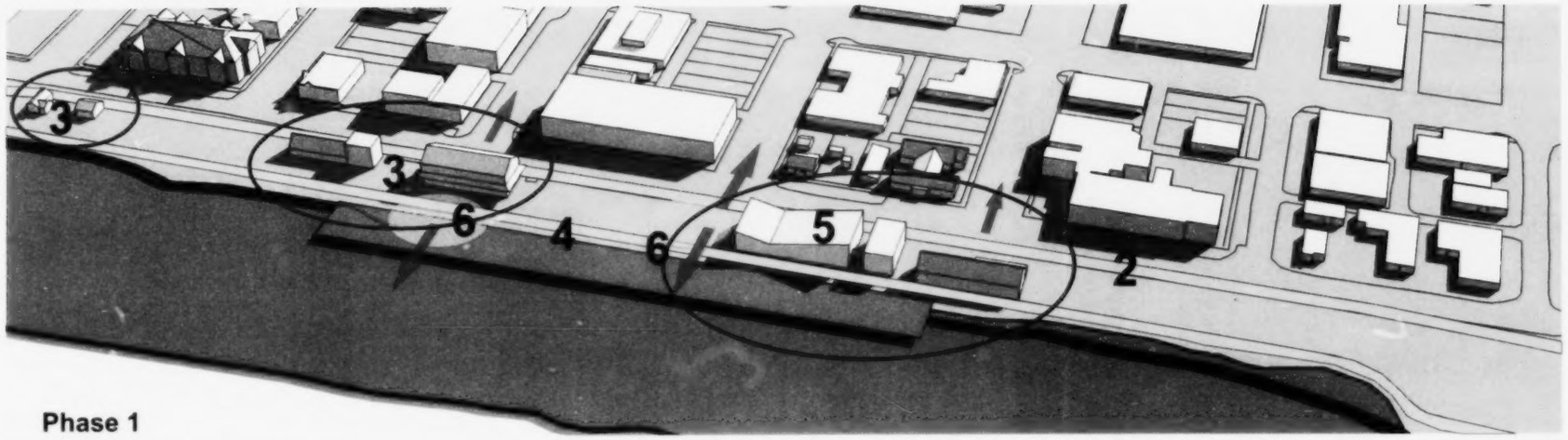
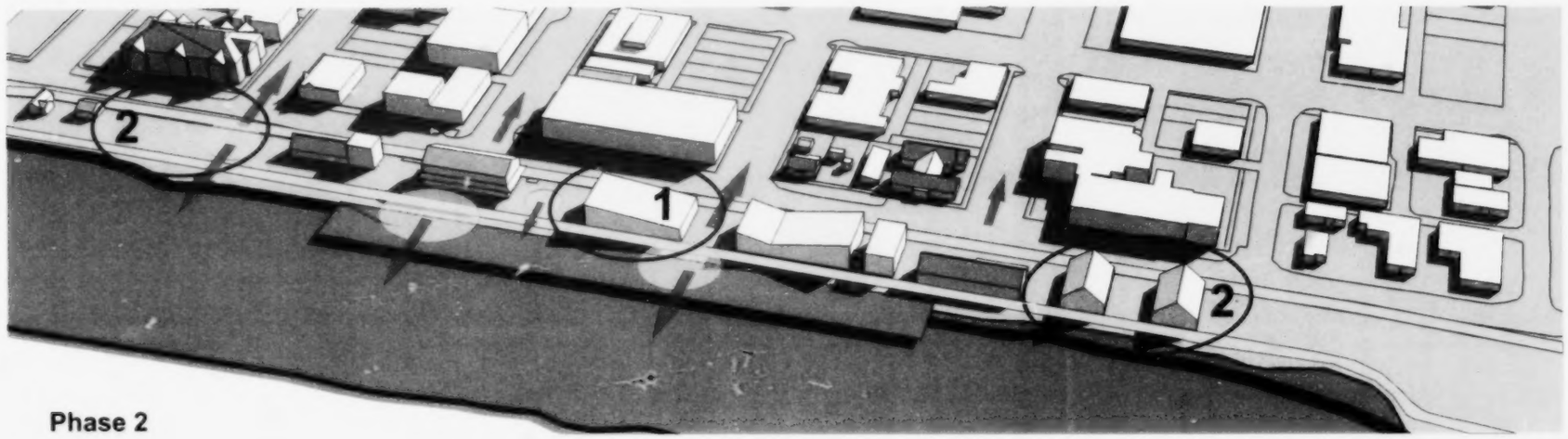
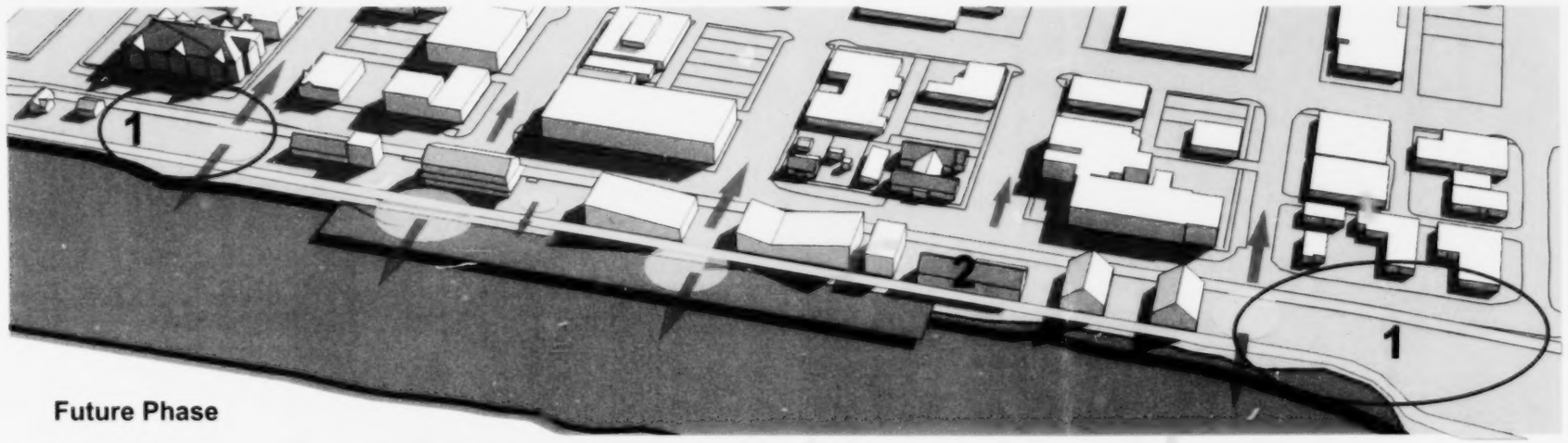


Phase 1



Phase 2



Future Phase

C. Proposed Development Phasing

Phase 1 (2007 - 2008) might include:

1. Infrastructure upgrades. (First Ave, wharf, lighting, etc.)
2. Trolley track relocation.
3. Existing heritage buildings redeveloped for appropriate Waterfront use.
4. New wharf and upgrading of Waterfront trail.
5. Construction of new public Arts/Theatre building.
6. Begin work on new plaza and landscape edge between buildings and wharf. Include seating, lighting, etc.

Phase 2 (2008 - 2010) might include:

1. New public Library building.
2. New Mixed-use Commercial / Cultural buildings if desired by public.

Future phases might include:

1. Additional Mixed-use Commercial building development (if necessary in future and if desired by public).
2. Possibly relocate Roundhouse to open Wood St. view to river.

5.0 A Comparison of Development Options

5.1 A Few Options are Better than One

The consultation process began with the **2005 Arts + Heritage Village Concept** as one option considered for waterfront development. As a basis for discussion during the public consultation process, the AHV concept provoked a strong reaction from the public and helped clarify public concerns, suggestions and recommendations for development on the waterfront. The fourteen development guidelines presented in section 3.1 represent areas of general community consensus that should guide waterfront development. When these are combined with the information presented in the site analysis and development guideline drawings, a new concept emerges that has been labelled the **Post-Consultation Concept 2006.** Please refer to the drawings **D. Arts + Heritage Village Concept 2005** and **E. Post-Consultation Concept 2006.**

The juxtaposition of the two concepts helps illustrate planning and design issues that need to be addressed regardless of the concept that finally emerges. Each development concept was constructed as a three-dimensional computer model that could be viewed from a number of different angles. The consultant team proceeded to overlay the sun path data for Whitehorse and selected various times of the day (9:00 a.m. and 6:00 p.m.) and year (equinox and solstice) to assess the impact of shading on the site as a result of building scale, size and configuration. The model suggests that depending on building size and configuration, the shading of public areas (wharf, walkway, and outdoor spaces) can be minimized significantly. Please refer to the attached drawings labelled: **F. Development Concept Comparison** and **G. Development Concept Comparison.**

A less dense proposal (as represented by the Post-Consultation Concept 2006) encourages a greater visual and physical link between First Avenue and the waterfront. Narrow building facades encourage spaces between buildings that connect the downtown to the waterfront and create a variety of public outdoor areas that are sheltered from the prevailing southerly winds. Long building facades appear to separate the waterfront from the downtown and limit areas of wind-sheltered outdoor space.

6.0 Conclusion

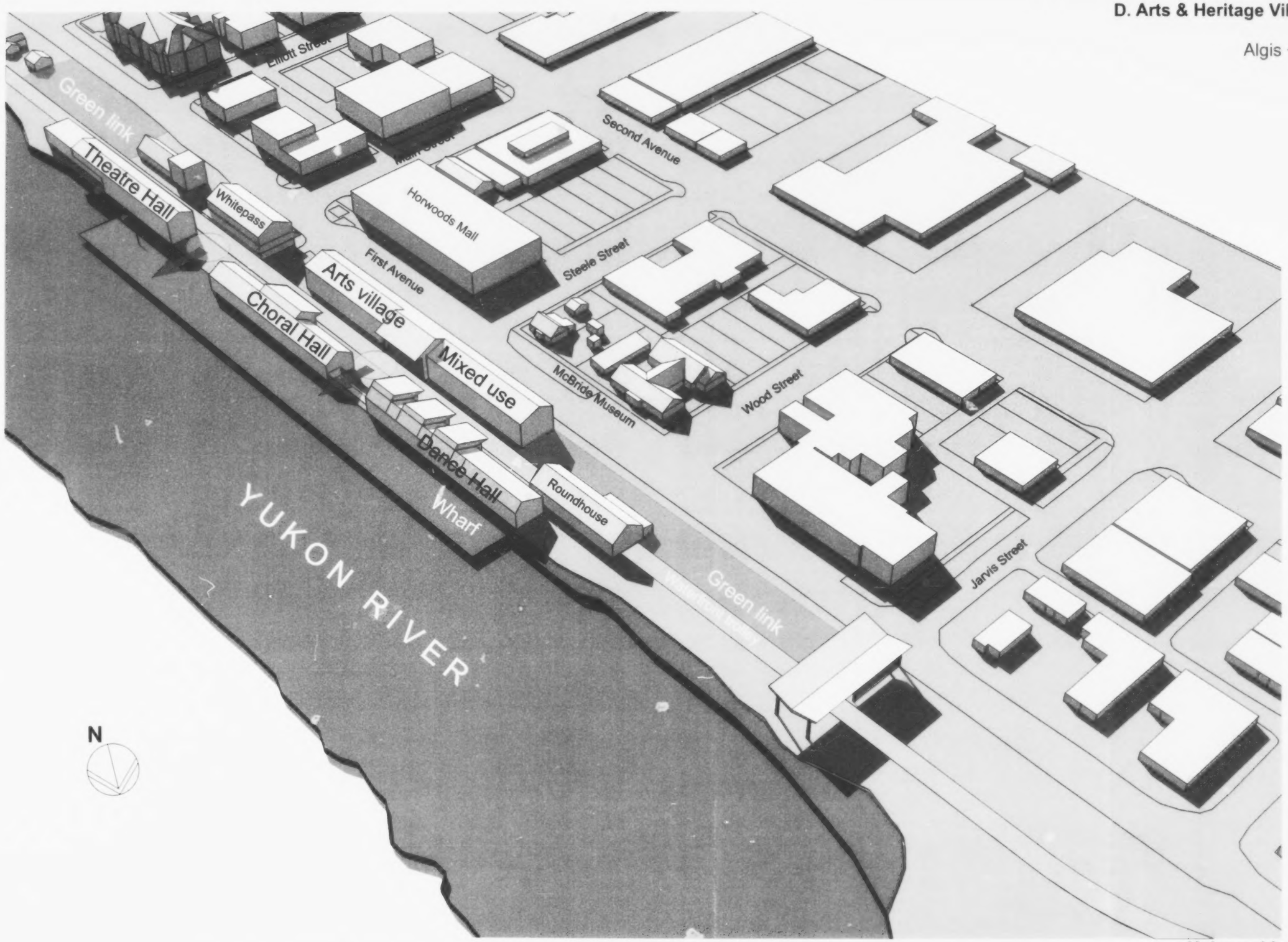
Computer modelling is one of many tools available to provide a preliminary understanding of development impacts in order to mitigate those deemed undesirable while encouraging those that provide for appropriate design solutions.

The most successful solution will result from a variety of factors and considerations that help shape the final concept. It is clear, however, that without community consultation and support and consideration of environmental, historical, financial and user needs, future waterfront development concepts will prove difficult to realize fully.

The community has spoken through the course of this consultation process and provided insightful thoughts and suggestions. It is now left to the Yukon Government along with other stakeholders to help lead Whitehorse toward a truly remarkable waterfront development.

D. Arts & Heritage Village Concept 2005

Algis + Cohlmeyer Report



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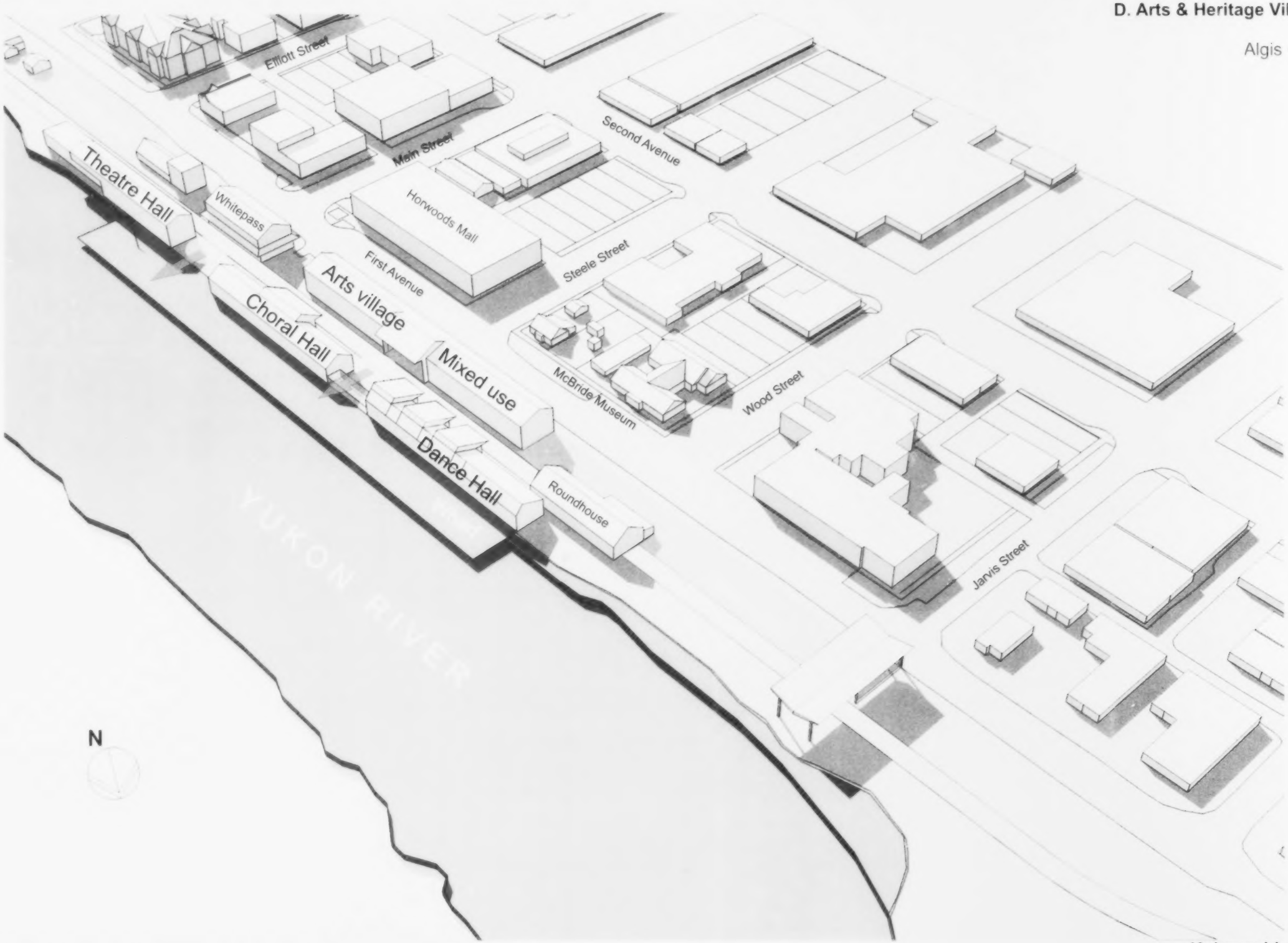
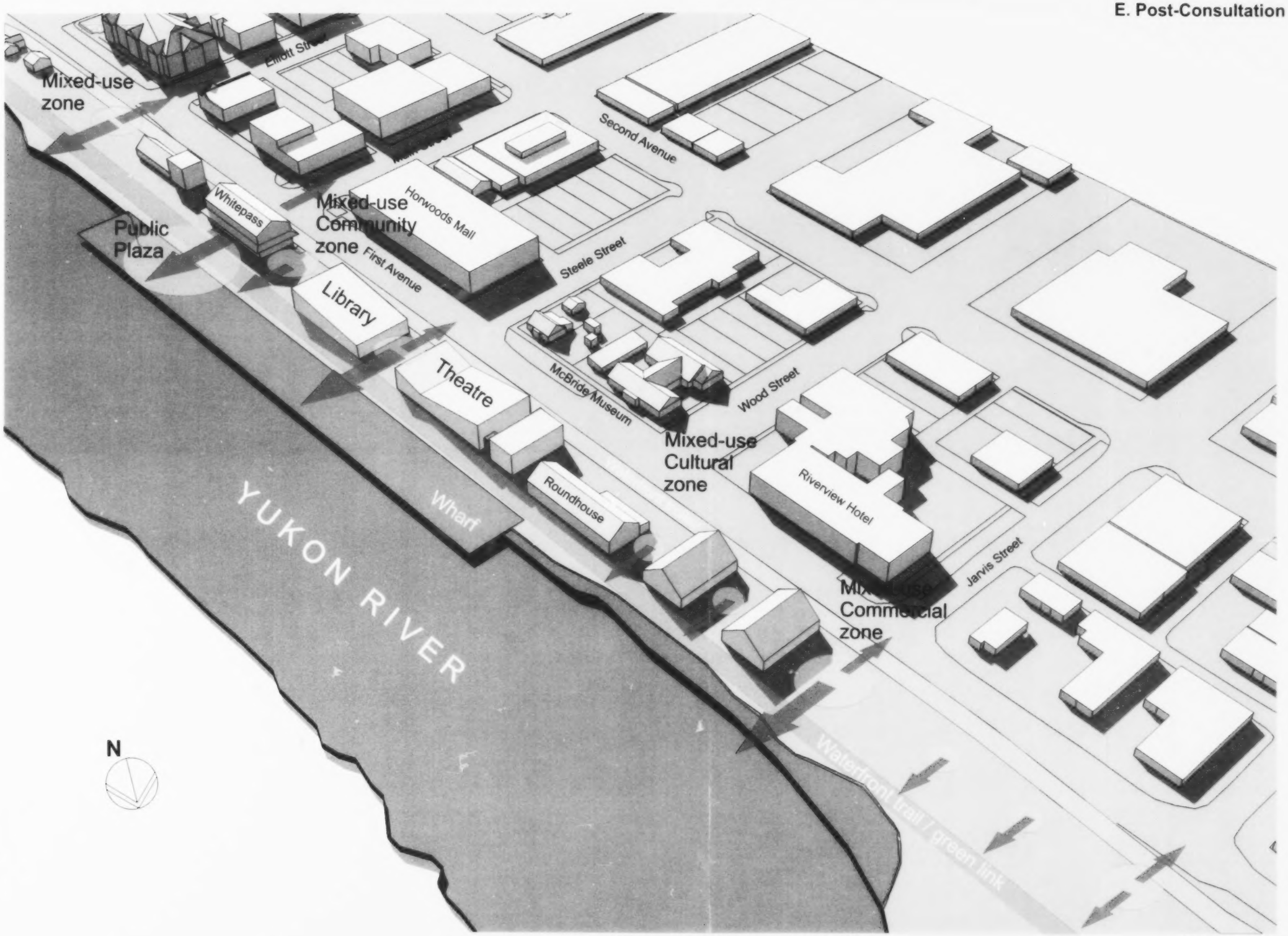
Algis + Cohlmeyer Report



E. Post-Consultation Concept 2006



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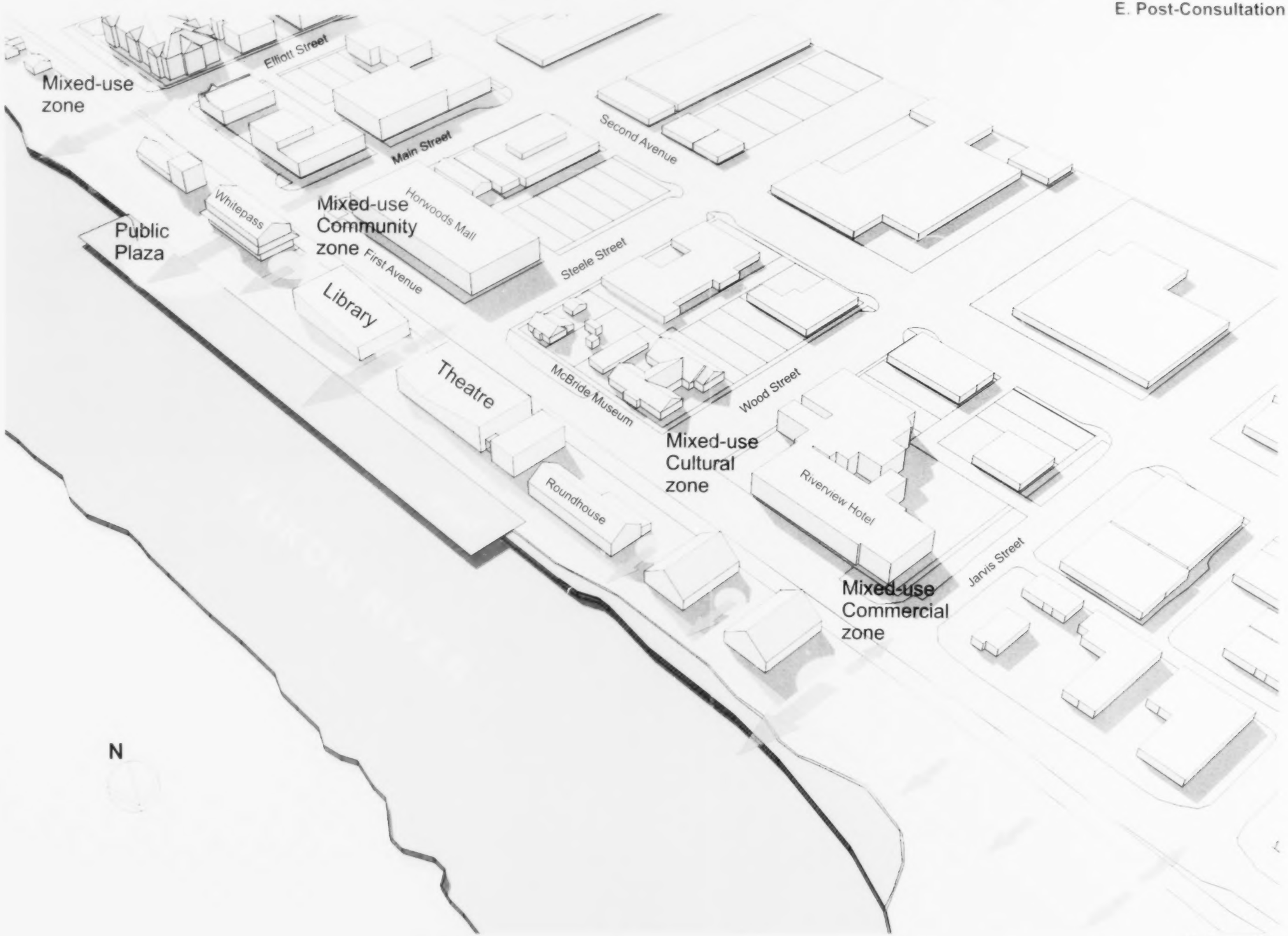
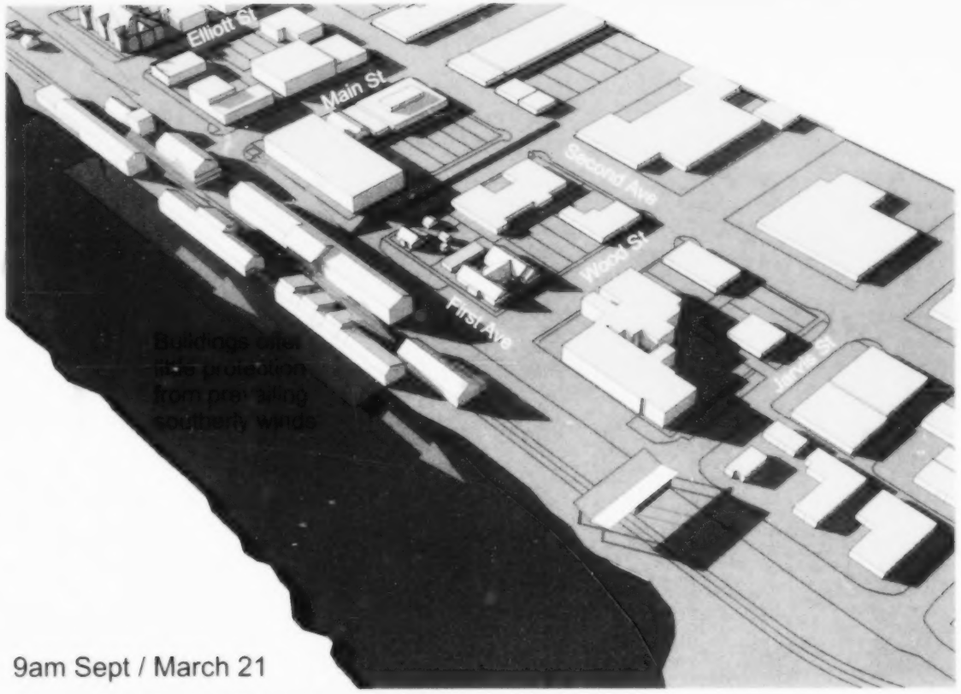
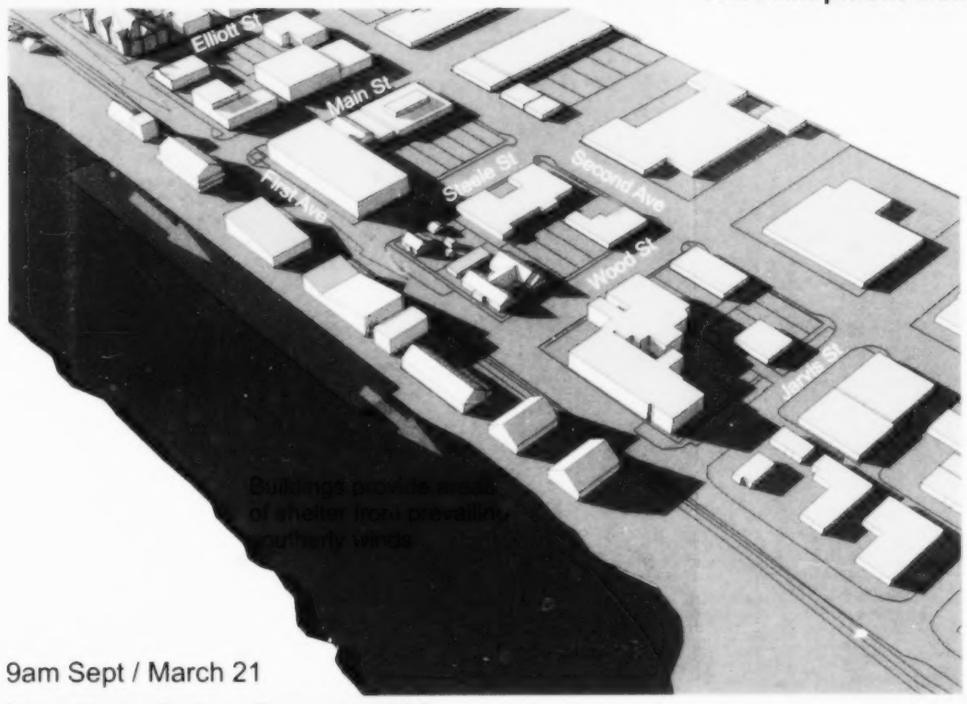

Mixed-use
zone
Elliott Street
Main Street
Second Avenue
Whitepass
Horwoods Mall
Mixed-use
Community
zone
First Avenue
Public
Plaza
Steele Street
Library
Theatre
McBride Museum
Wood Street
Mixed-use
Cultural
zone
Roundhouse
Riverview Hotel
Jarvis Street
Mixed-use
Commercial
zone
N



9am Sept / March 21

Arts & Heritage Village Concept 2005 - Algis + Cohlmeyer Report



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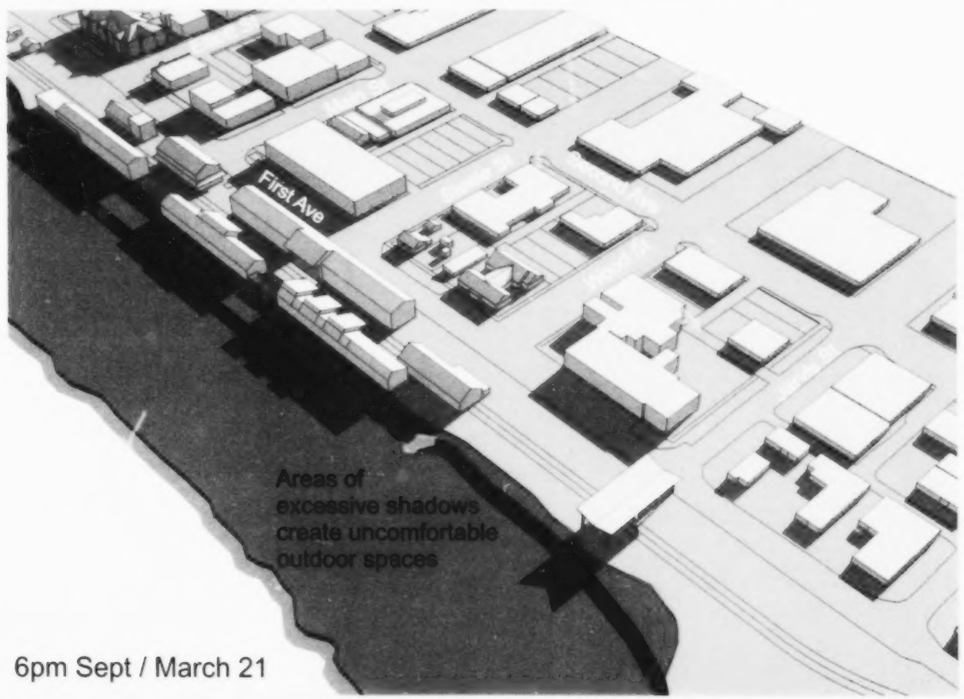

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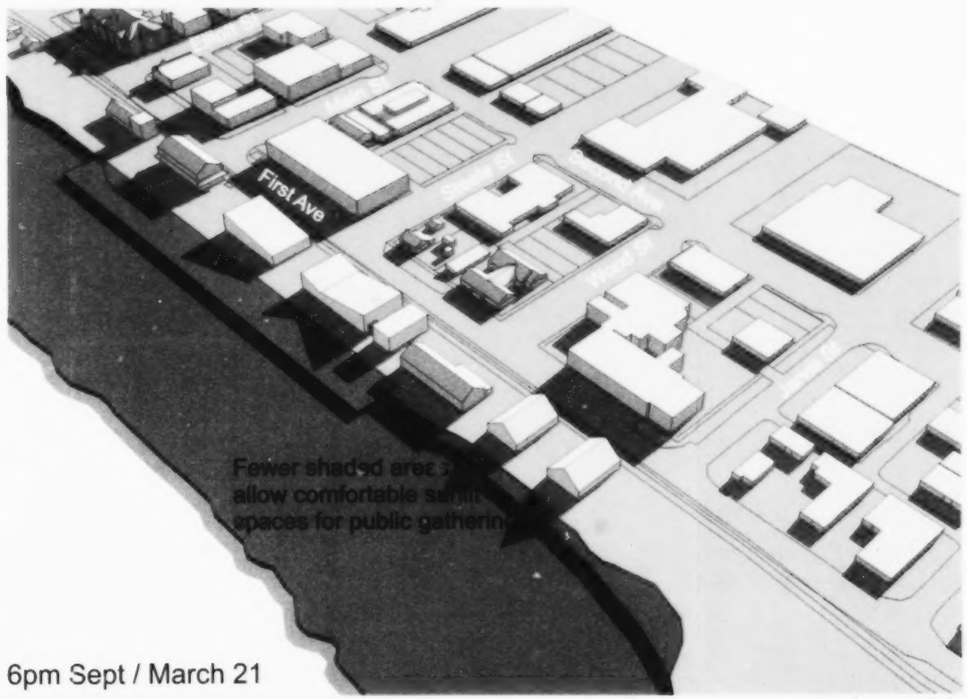

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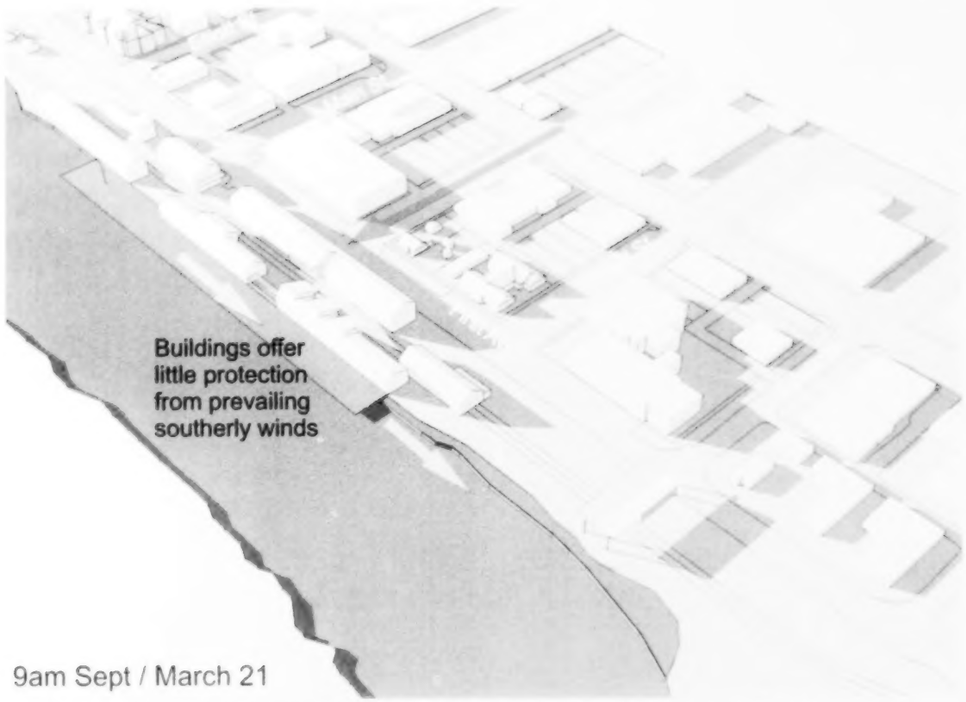

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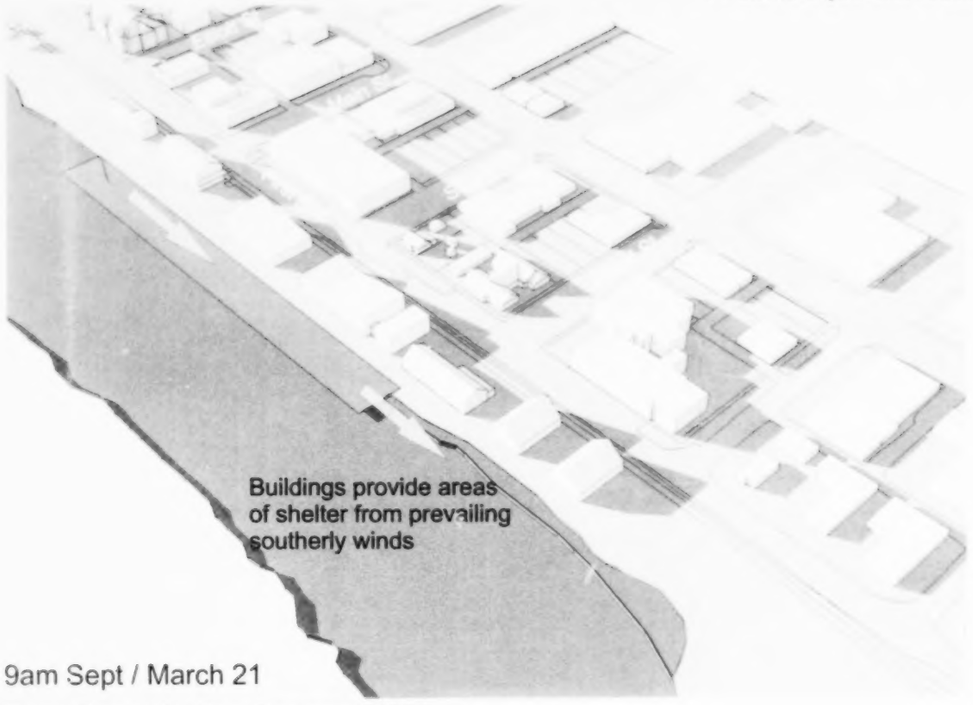

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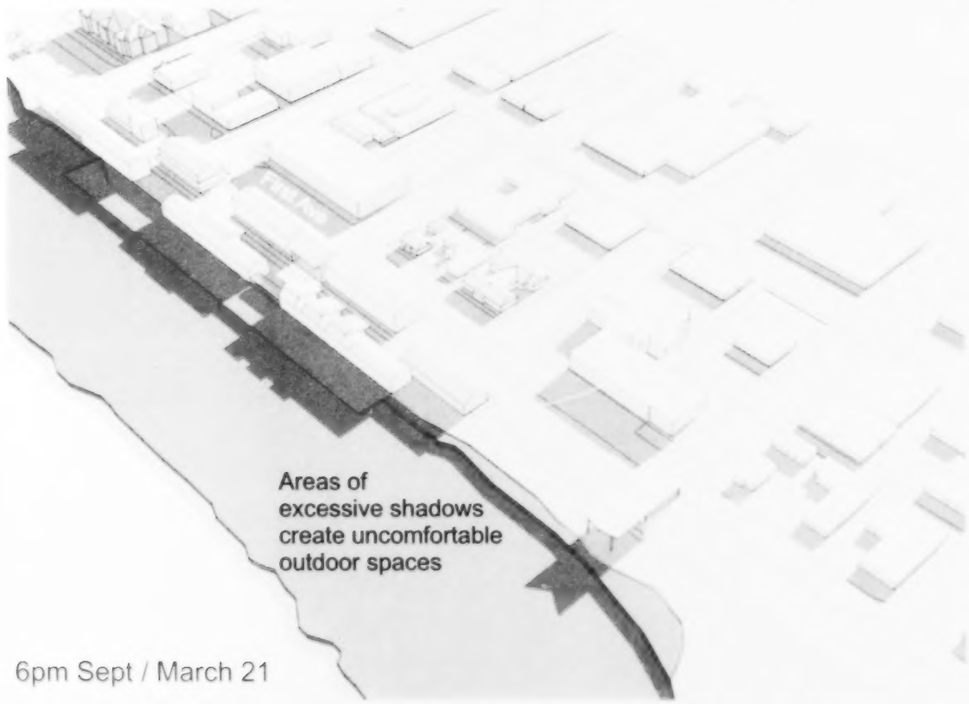

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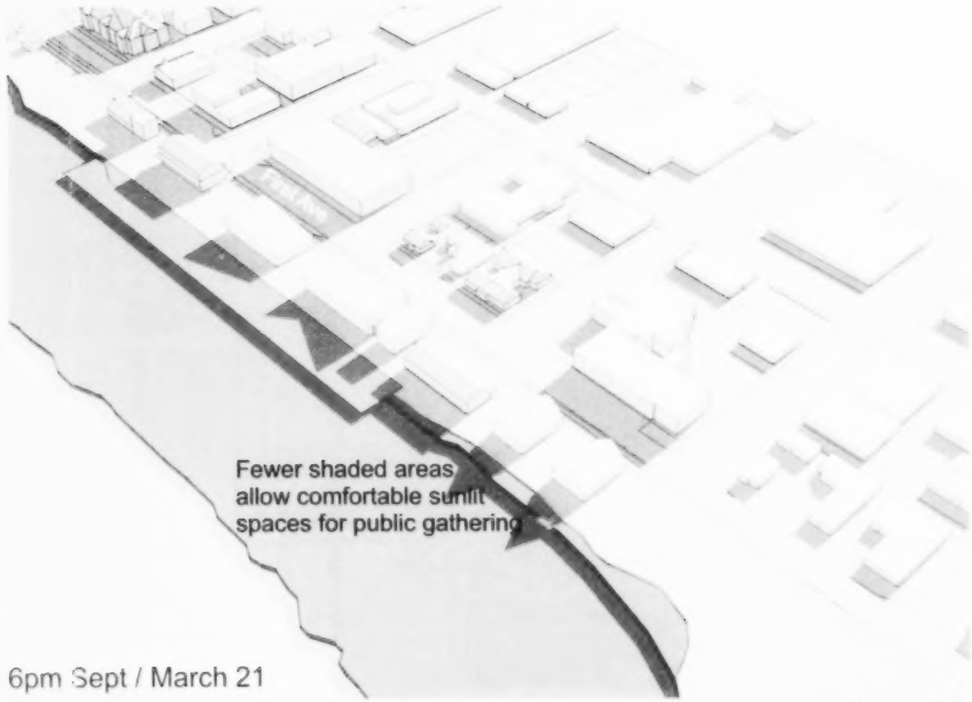

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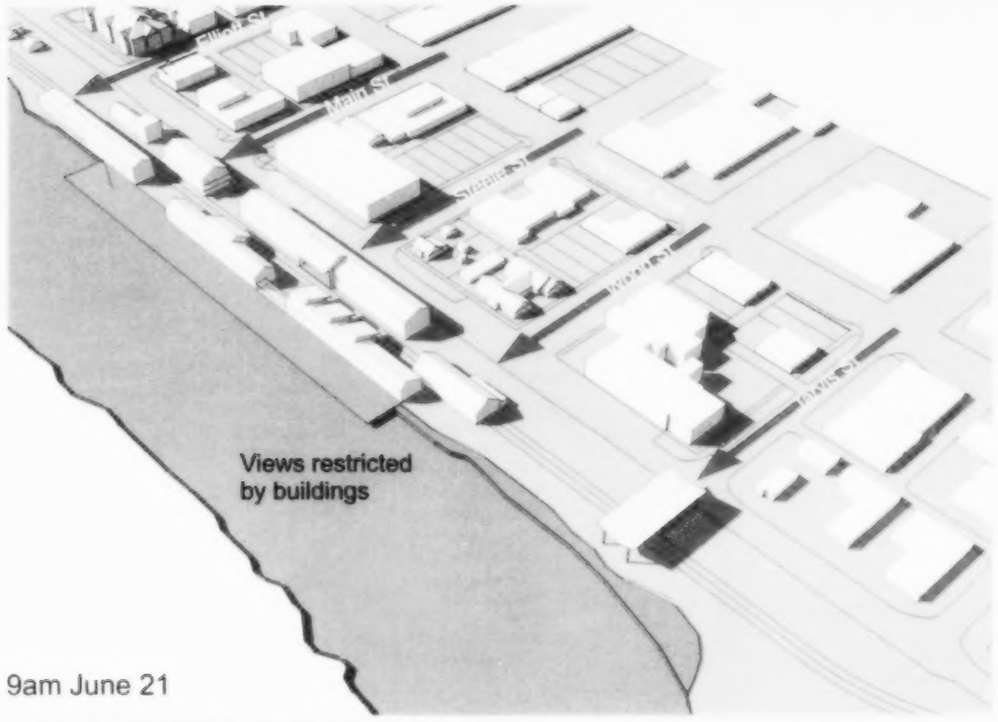
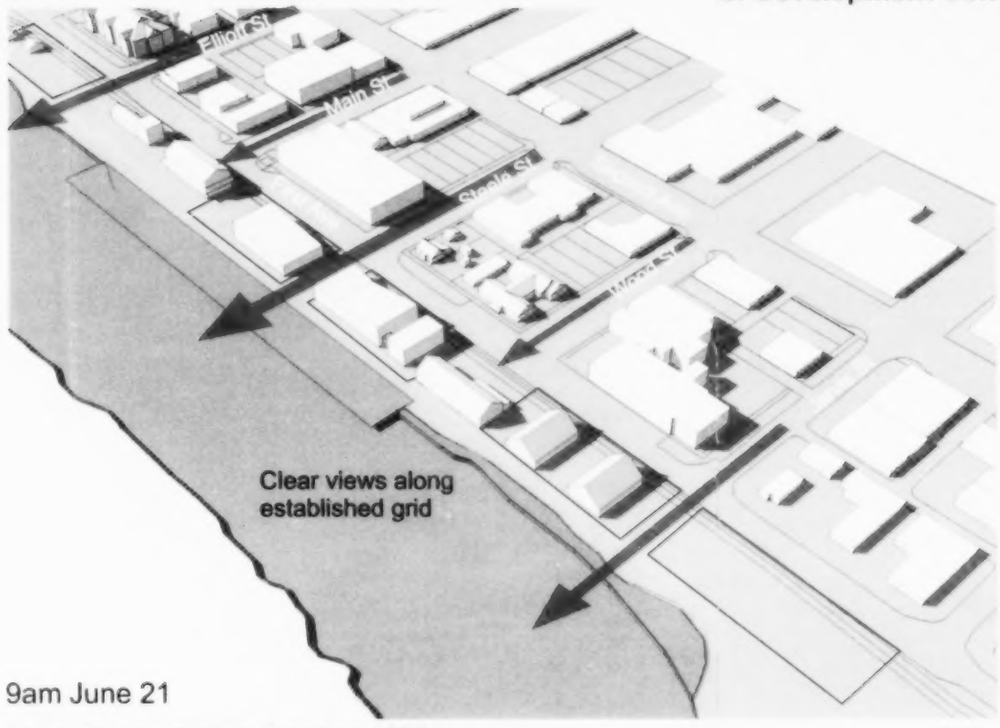


9am June 21

Arts & Heritage Village Concept 2005 - Algis + Cohlmeyer Report



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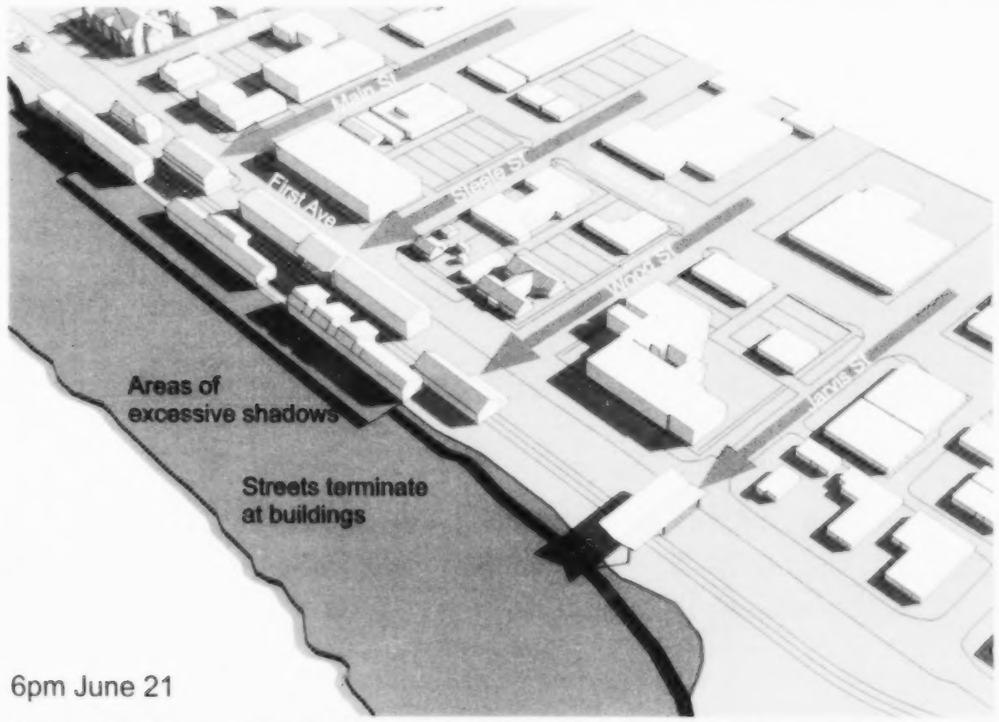

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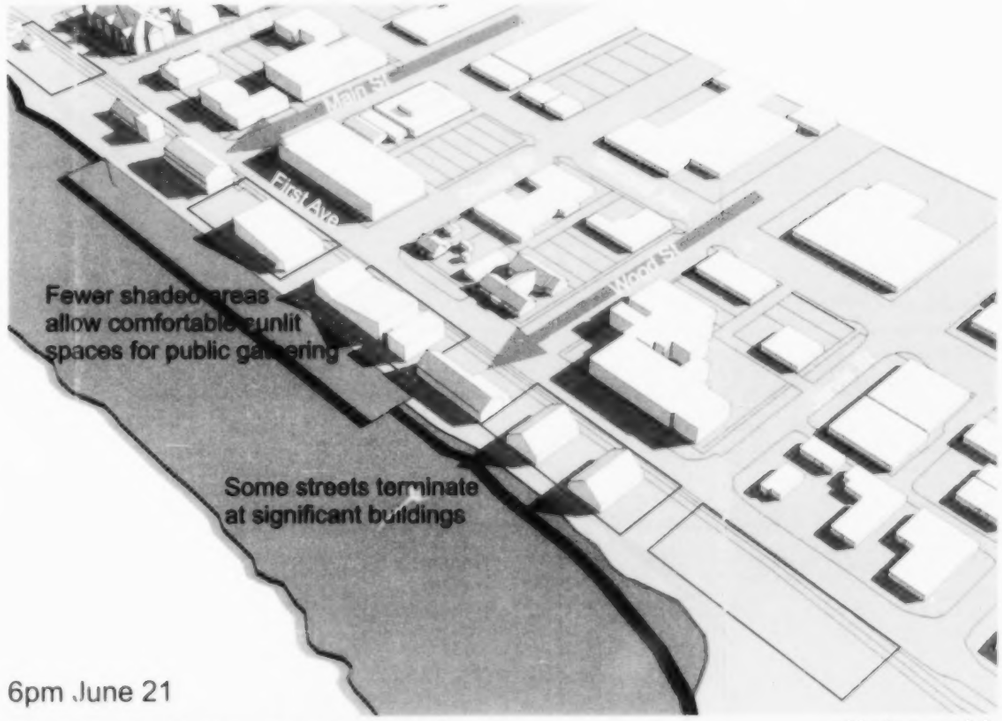

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Post-Consultation Concept 2006

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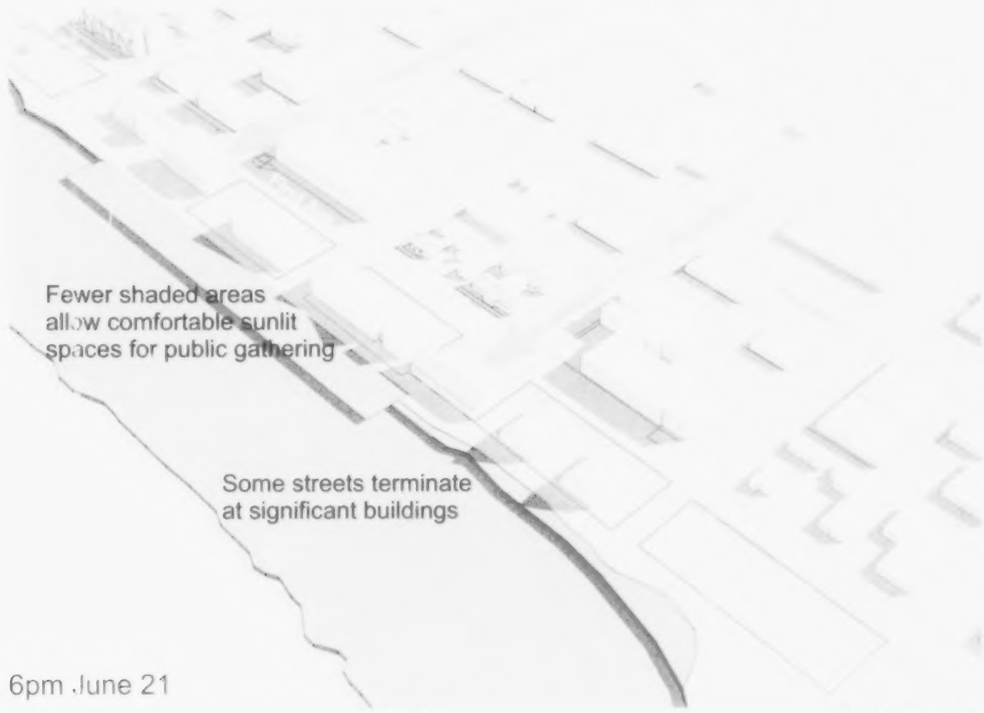

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Post-Consultation Concept 2006

APPENDICES

APPENDIX A: **Compilation of Public Input Report**
Red Dots, Public Comments, One-one Meetings,
Telephone Interviews

your turn, your ideas .....

on the **Waterfront**

Arts + Heritage Village **Public Consultation**

Compilation of Input

Dots
Public Comments
One-on-One Meetings
Telephone Meetings

Kobayashi + Zedda Architects
633 6874
26 1114 – 1st Avenue
Whitehorse, Yukon, Canada Y1A 1A3
tony@kza.yk.ca

DOTS

Date	Weather	Number of People
Thurs. June 15, 2006	Stormy day on the waterfront	28
Fri. June 16, 2006	Sunny, windy day on the waterfront	35
Sat. June 17, 2006	Stormy day on the waterfront	17
Tues. June 20, 2006	Stormy day on the waterfront	55
Wed. June 21, 2006	Sunny day at Street Fest	250
Thurs. June 22, 2006	Sunny, windy day on the waterfront	100
Sat. June 24, 2006	Sunny, windy day on the waterfront	150
Sat. July 1, 2006	Hot, sunny Canada Day in Rotary Park	352
	Total number of people	**987**

1. WHAT WOULD BRING YOU TO THE WATERFRONT MORE THAN ONCE? WHAT IS AN APPROPRIATE USE ON THE WATERFRONT?

Day	Evening	Use
288	151	walking along the riverfront
223	297	restaurants / cafes
121	54	market
117	52	wharf
113	24	canoeing / kayaking
112	116	live theatre / music
92	114	music, art and dance instructors' studios
112	55	cycling / roller blading
112	39	undeveloped, natural waterfront
92	26	rehearsal spaces
71	23	urban garden
69	28	art gallery
68	40	street food / vendors
67	42	public art
65	66	residences above ground floor / people living there year round
65	45	buskers
64	22	fishing from the wharf
55	51	community hall/centre
54	44	artist studios
53	53	dance studio
42	23	people watching
42	22	shops
33	30	museum
32	13	yoga, pilates, martial arts studio
29	10	holistic healing services/centre

27	21	dock for small-medium vessels
25	26	skating
25	11	snow sculpture / sculpting
20	0	private sector offices
13	12	skiing
4	0	public sector offices
1	4	hotels above ground floor
0	21	cabarets
0	10	clubs

WHAT DID WE MISS?

Day	Evening	Use
167	21	pub with food
163	102	library
91	56	public washrooms
78		family resource centre
53		children's museum
45	26	green and benches
41		lights on trees in winter
39	15	Waterfront history (panels, etc.)
35		child-friendly space
34		dog poop disposal unit
31	27	public plaza / city square
28		skateboard park
25		songwriter / artist in residence (local, national + international)
19	20	pedestrian-only streets
13	25	Yukon College downtown campus
11		general commercial space
11		NGO Offices / non-profit
8	10	Pedestrian bridge across river
5	5	Handicap access
2		Leave it as-is
1	13	All-day parking
	62	Safety
	55	Park + Ride/Bus Service
	9	Boardwalk
	8	Beautiful park
	6	Demonstration areas (cultural)
	6	Greek-style theatre

2. WHAT DON'T YOU WANT ON THE WATERFRONT?

	Use
192	Government offices
177	Large 'warehouse' buildings
112	Arts + Heritage Village with 80% space for arts + culture
100	Private offices
84	Subsidized rents (i.e. artist studios, gallery store, rehearsal spaces, NGOs)
69	Commercial/retail
65	Dance school
50	Residences above ground floor
50	Pedestrian-only First Avenue
13	Theatre/performance hall
12	Wharf
11	Marina/dock
4	Art gallery
2	Museum

WHAT DID WE MISS? (i.e. DON'T WANT)

	Use
133	Trolley
116	Roundhouse used for trolley storage
100	Fast food outlets and big box stores/franchises
93	Parking
46	Hotel
44	Casino
42	ATVs and snowmobiles
37	RVs
33	Blocked views/access to river
27	NGO offices
23	Buildings
8	Pubs

3. WHAT PERCENTAGES OF MIXED USE?

Green space	Retail/Restaurant	Residential	Public/Arts
100	0	0	0
100	0	0	0
100	0	0	0
100	0	0	0
100	0	0	0

100	0	0	0
73	0	0	0
60	20	0	20
60	20	0	20
60	20	0	20
60	20	0	20
60	20	0	20
60	20	0	20
60	20	0	20
60	20	0	20
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40	10	10	40
40	10	10	40
40	10	10	40
40	10	10	40
35	25	10	25
33	33	0	33
30	50	0	20
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30	30	10	30

30	30	10	30
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20	50	0	30
20	30	30	20
20	30	30	20
20	20	20	40
20	20	20	40
20	20	20	20
15	30	25	30
15	30	25	30
15	30	25	30
0	0	0	100
0	0	0	100
0	0	0	100
0	0	0	100

TOTALS

Green space	Retail/Restaurant	Residential	Public/Arts
3561	1765.5	660	2425.5

AVERAGES

Green space	Retail/Restaurant	Residential	Public/Arts
42.4%	21%	7.8%	28.8%

4. WHAT DENSITY?

74	mix of 1, 2, and 3 storey
71	1-storey only (don't block the mountains)
46	low site coverage
32	green space only
26	medium site coverage

24	1 and 2 storey but no 3 storey
8	2-storey only
2	high site coverage
1	3-storey only

5. USES FOR EXISTING HERITAGE BUILDINGS

Old Waterfront Fire Hall	
76	market
41	theatre
33	restaurant
24	arts space
11	heritage interpretation
10	retail shops
2	pub
2	nursing station
1	old firehall museum
1	government offices
	bus tour office

White Pass Building	
54	market and restaurant
30	heritage interpretation – history of White Pass – embark on train
22	non-profit offices/meeting rooms with subsidized rents (Ag. Assn., Fibres Guild, SYANA, etc.)
18	artist-run gallery (original art only, open to ALL Yukon artists)
16	live performance venue
14	artist-run gallery (YAAW)
12	tourist information
7	workshop space
6	hotel, no bar
5	Keg, Spaghetti Factory or pancake house
4	Children's Museum of the North
3	offices
2	farmer's and craft market

Old Latrine	
91	public washrooms
19	rotating artist studio
16	ice cream stand / coffee stand
9	wrecker's ball, demolition, knock it down
8	heritage interpretation

4	ticket office for local events
3	retail
2	tourist information kiosk
2	fresh fruit stand

Green House	
67	shop or little coffee shop
33	artist-in-residence studio
23	children's museum
15	heritage interpretation
11	shared office for NGO's and arts groups
5	songwriter-in-residence studio
3	natural herb / medicine shop
3	nursing station
1	home for one who needs it

Beige House	
52	shop or little coffee shop
25	heritage interpretation
11	artist in residence
6	public washrooms
6	artist's open studio for viewing
3	traditional healing centre
3	nursing Station
2	community building like RPAY, women's shelter
2	songwriter in residence
1	professional office
1	home for the sick

PUBLIC COMMENTS

"I disagree with the aspect of having 2-storey buildings right on the waterfront. I feel anything that obstructs the view of the water from the tramway is inappropriate."

"Children's museum needs to be large enough to have a critical mass of activity areas to keep kids and families coming back on a regular basis. It is NOT a museum in the traditional sense – no collections, no displays that are only for looking. It's a place to stay and learn and interact, so must be big enough to encourage lots of MOVEMENT and creativity, and it should be on the waterfront."

"Use firehall for something public access like a market downstairs and non-profit offices or meeting spaces upstairs. Have food in the market (like little stalls similar to Granville Island or the Forks)"

"Full support for affordable studios and residences for artists and musicians. It is about time there was an alternative to the polluted gallery/gift shops for artists. The arts community is a growing force in Whitehorse and is an area that needs to be focused upon. We are a vibrant multi-cultural community and the arts are to be shared." - Stacy Pshyk, Pshyk_arts@msn.com

"We have enough buildings on the waterfront already that are not being used or are under-utilized. DON'T build any more buildings until these buildings have been used."

"The open market concept would really work in the Old Fire Hall."

"It is crucial for this project that a vibrant, intimate community be created. There should be multi-use of the space. Residential and restaurants will help create the sidewalks from rolling up at 6 pm. There should be enough diversity in venues to accommodate different socio-economic realities. Public spaces should feel organic. Lots of river views in buildings to keep "the flow" of the waterfront. Forward-thinking design – environmentally responsible and innovative – spend the extra money. Create the impression of light and open space without compromising the environment (I'm not sure how!). Don't block views to the river at the end of the streets. Toronto's harbor front is vibrant to an extent but cuts the city off from the lake – bad! Something more like Granville Island, without the congestion would better reflect our unique Northern esthetic. Waterfront history should be incorporated cleverly in design – nodes here and there. Develop Roundhouse to be more interactive. Public art is necessary."

"I would like to see an open competition among different architectural firms to submit different design ideas. I am concerned the Cohlmeyer Architects drawings and model are the only submissions and will be adopted by default and may not be best."

"Invite other architects and architecture firms to submit good plans and reimburse them for time. Run an open design competition with prize money to winning design. There should be no long, warehouse buildings that block the view to the river. There should be lots of public-use, open spaces with benches and tables. Keep access to river. Possibly have small shops in the summer that can be removed when not in use. Keep green space 50%."

"I think providing more space for creation in performance (specifically dance) for professional dance artists is very important. A small presentation and creation studio space such as a model after Studio 303 in Montreal would be amazing – with opportunities for creation workshops and classes as well as presentations for the professional dance, theatre, and physical performance arts available. Potential for martial art and yoga is great as well. Viewing windows to educate and allow observers. Arts enthusiasts also an idea."

Mixed use; vibrancy; multiple interests represented and NOT just artists; commercial use e.g. markets, restaurants, books, NGO's, offices, and artists; sustainability – NOT entirely publicly-funded arts spaces; commercial and financial

sustainability; open, friendly, neighbourhood feel; healthy, colourful, energetic; relaxing, inviting, are words I think of to describe waterfront; fitness and accessibility important; intimate spaces, user friendly buildings and open spaces.

"The waterfront needs a people showplace consisting of interesting and colourful Yukoners of the past and present including out famous steamboat captains, pilots and deckhands. Also something on families and individuals that lived in the area." - Jim Robb, Whitehorse. Phone 667-2811.

"Do not block visual flow to river from cross-streets."

"This would be one of the worst possible options for the waterfront, alienating public space for special purpose interests."

"Do NOT put those horrible 'warehouse' buildings on waterfront. They don't fit with any of the other buildings. Block the view and open feel along waterfront are unsightly."

"Need to be careful not to build infrastructure too densely. Maintaining a view and access to waterfront is critical. People don't want to see big long buildings blocking the river – especially old warehouse models.
Let's face it, we don't have much of a heritage so why are we trying to sell something we don't really have. Leave the heritage aspect to the Kwanlin Dun Centre."

"Heritage issue – of course we have a heritage, it's just not the kind of showy, dramatic heritage of Dawson. But it's still interesting, though not always pretty. That's the saddest, most demeaning, statement here. One of the problems with Whitehorse planning is it wants everything new and turns its back on the past. Heritage isn't something you 'sell', that's just a side effect. The trouble is, our heritage doesn't appeal to planners – you have to wonder why we allow people who have contempt for our past to plan the future. By the way, our heritage isn't necessarily symbolized by warehouses."

"Work with FN to rebuild Canyon City as original, based on photos and plays in the archives. Bus tourists there for lunch and the boat ride back down. Would be an excellent attraction that leaves from the waterfront."

"Would like to see more private enterprise/revenue building things, but no McDonald's and such. Move balance between arts and business because arts won't/can't pay the money needed."

"Make better use of Roundhouse – put old engine on display and show restoration in progress – should be more than storage – dead space when in the living history – you f**ked up. Looks like anywhere Canada-US?"

"So let me get this straight... it's 2007 and you want to build huge warehouses of glass in the north. Who's going to pay for the heating? How are you going to keep them warm? Will YTG and the taxpayer pay the heating costs on top of the study, report, design, consultations, and construction costs? If the tenants are all artists and arts programming, will they even pay rent let alone astronomical heating bills? Aren't we trying to get off fossil fuels and reduce emissions? I support more market value commercial/retail, co-op rental accommodation that is available to all (not just artists), a library – which is a universally accessible and daily-use facility for people of all incomes that couples with a family resource centre and daycare as well as a community centre where there are community dances that all residents can come to, a café, a restaurant, a pub, a small food or locally-produced merchandise market (no junky trinkets), a small but funky public art gallery, nodes of history/heritage panels on White Pass, the shipyards and riverfront, etc., a 150-seat music/theatre performance space, and a wharf all within a sea of landscaped greenspace, all in existing or cutting-edge energy efficient buildings – grey water recycling, solar hot water/passive solar/solar panels, geo-thermal, air/heat exchange, topline insulations, etc... on a scale or mass that uses the land very effectively, creates multi-seasonal people spaces/places that all people – even street people, can use daily, and lots of residential so people are there 24/7. I do not like the current proposal."

"Move the trolley to run, at grade, along First Avenue. It should not be allowed to ruin, limit or dictate the development of an already difficultly narrow piece of land. With the trolley here, there is no space for buildings AND greenspace, there is no section wide enough for a theatre. The current plan overlaps pedestrians and trolley in a chilly north-south wind tunnel. Pedestrian use in your "bustling arts village" will slow the trolley down to a crawl, or cause pedestrian/trolley conflict, or end the life of a small child."

"It is time to get on with it. Warehouses are OK if designed right."

"I can't believe you spent $1 million moving the Roundhouse – no people interaction, no economic spin-off – onto prime waterfront real estate. Shipyards Park was perfect for it. Now it blocks views and potential. Good work, you obviously have too much money. Since you do … how about moving it again, or turning it into the McBride Museum expansion and building a new trolley storage shed in Shipyards Park."

"Too much green space in downtown is a waste of space."

"Let's get going but be careful that we don't just cater to one or two powerful interest in lobby groups. The more diverse the development, the more diverse the user. But let's get cracking."

"Does this arts and culture centre have to be located all in the same place on the waterfront? Why not locate these along a wider stretch of land on the waterfront, e.g. further north. Perhaps could combine with proposed Kwanlin Dun Centre."

"Government should allocate limited resources to address decaying downtown infrastructure, especially replacing aging sewage and water lines, fixing decaying roads, paving gravel sections – some parts of downtown look like 3rd world country. Yet, there seems to be enough money to spend on water parks, more theatres, arts facilities, parks, etc. The downtown also has other pressing issues such as drug/alcohol, rundown houses, homeless people, crime, violence — huge social problems. Shouldn't this $22++ million dollars be used to address these high priorities and take care of our own nest?"

"I would worry that construction of the wharf, allowing motorized vessels to dock there, would turn the downtown area of Yukon River into a noisy place where conflicts between motorized and non-motorized users would occur. The Yukon River is currently a fairly peaceful place (downtown)."

"Would not want new space along river to be compromised by multi-story buildings. No hotels or more tourist facilities – there are enough of these. Subsidized housing/co-op housing may be a good compromise as housing options in downtown for low/middle income people is limited. What about homeless persons for whom this area is important? If any development occurs, it should appeal to a variety of interests, i.e. no government/private office spaces."

"I appreciate that the amount of parking has been kept to a minimum, however, I would like to see a pedestrian only walkway. Creating an environment where people are less reliant on motorized vehicles will create a more bike and pedestrian friendly community."

"Who will market this facility? Thought should be given to a plan for the multi-use space. Who is the customer? Yukoners? Leisure/vacation traveler? Corporate groups? Succession planning … what are the needs of each of these groups: i.e. AV, Liquor Control, power requirements, washrooms, etc. We should be looking 20 years down the line – NOT what we now need."

"Very concerned that it seems government has already made firm decisions before consultation is even completed. Don't allow this to be another boon-doggle."

"Need to make sure this includes bike path."

"Have activities taking place outdoors – artists working outdoors, something to look at. The arts theme is great!!! Needs a public plaza – some outdoor space where people can sit, meet, look at the river, watch artists at work. Current design blocks too much of the river."

"If a theatre does get built I recommend a whole other consultation process. There are too many ways to screw up a theatre. I would encourage you to work with someone who has worked in a theatre so things like 'where should the booth go?' and 'why should the green room be near the backstage area' get addressed. The theatre should also be used as a screening facility for showing films. That's a whole other set of questions. AND, the idea of 'sheds' like we saw in the last round of consultations… I thought they were too close to the water and totally blocked the river. How can we not block the river? Are floods a concern at all? Should they be? If we do go with sheds, how can we bring as much light as possible through them? Many thanks. -Celia McBride, 456-7830, celiamcbride@hotmail.com

"Don't think concept is appropriate to Whitehorse. Think it should remain open between trolley tracks and river… although it sure would be a sharp place to have dinner."

"Please leave way more open spaces on the river bank. We really would like to see a lot of the river as we are used to now."

"Sensitive development that takes into account sightlines and all preferred uses is possible if we want it. It has been done in many other places successfully and can be done so here, too. In spite of the nay-sayers, paving the river trail in Riverdale dramatically increased the number of people using the area, turning it into a real community treasure. Let's get moving."

"We need to have a nice spot by the river where we could sit on a great deck and have food and/or a drink."

"Yes – I support above comment!"

"I am opposed to the proposed development because:

- blocks view and access to river – the best feature in the city
- eliminates green space
- allocates what little remains of a precious resource to one special interest group
- creates parking issues (as if we don't have enough traffic/parking problems downtown already)
- boardwalk on river side is poorly conceived
    - wind tunnel effect will not be mitigated by planting a few trees
    - area will be in shade much of the day
    - public safety threatened by long space not generally visible
    - where will people who 'hang out' there now go to drink, etc.?
    - private dance/music studios don't benefit general public
    - if they need publicly-funded space, build where it does not block the riverfront
    - this proposed development cannot be realistically compared to the Forks or Granville Island

IDEAS

Summer time: green space, performance, art vendors, food and drink, family space
All year: close street to auto traffic, pedestrian access to shops, cafés, waterfront and performance

- I sincerely hope this consultation is not just smoke and mirrors. There is a huge amount of opposition to the proposed Arts Village. It looks like this is a fait accompli – we hope not. An awful lot of money has been overspent on plans with unsound architectural principles. STOP, and start over from the beginning, NOT 'how can we make this Arts concept fly' but 'what should Whitehorse do with all of the last pieces of its most valuable resource?'"

"Should maximize use of existing vacant buildings in downtown rather than building new buildings."

"I think 4 'warehouse' buildings are too much! I think there should be just one otherwise they are completely hiding the river."

"Please do not block views of the river, walkways should always allow us to see it. NO BIG BUILDINGS. On First Avenue; it would lose the natural beauty of this area."

"Keep waterfront visible – not any tall buildings. Give pedestrian elements priority over motorized access."

"Agree with above – we are a 'river' city and must keep in touch with that. Don't block view of river and mountains (hills?) from end of streets."

"Get some tours of the history of the waterfront, keep some of it the old-fashioned stuff and develop some modern art."

"I do not want "outsiders" taking the lead on the Riverfront. The grassroots people who have lived on the waterfront should be consulted and not people who have just moved here and do not know the history."

"The waterfront should be accessible by foot/bike etc., by everyone. The area must be for the people of Whitehorse to enjoy (then tourists can also enjoy it). The river is the centerpiece so we have to be able to enjoy it and see it and have places to sit and watch it flow by."

"One storey only, limited development on the river edge. Buildings of different heights on First Avenue side."

"Fast moving car traffic does not equal vitality."

"Same retail rental – no subsidized space for salesmen."

"I was born and raised within 3 blocks of the river. I will always remember the boats, no matter how many times we saw them every time it was exciting to see them come upriver from Dawson. The waterfront IS what it says WATERFRONT! No buildings needed. Just to stand and watch the water currents still is a major part of any time spent downtown and always will be. Keep it as is. One of a kind, 'unique'.

"I don't like the idea of the "warehouses" on the riverside. I would much prefer a more rounded amphitheatre-like area. The buildings block the river from the city. Keep it natural and it's much cheaper! Block off Front Street from Main to Wood. Covered market area for Fireweed Market good idea. I would love to see Yukon Artists @ Work move intc the Old Firehall. Need the Guild to move downtown too. Need a non-bar performance space downtown. I really support what's going on in the Shipyards Park."

"Keep it natural. The best thing that has happened recently in Whitehorse is the Waterfront/Millennium Trail. It encourages active living. That's my dream; a north to south of Whitehorse 'river walk'."

"Arts and Culture Village with space for theatre, dance, music, visual art. Shops, cafes, market, public plaza, public garden, offices and studios (to keep it vibrant day and evening). River access for walking, etc."

"My concern is the water. We will need to protect our waters because we have people living along the river and still drinking along the water. They are getting sick, forming different illnesses. We must be responsible for what we put in the water, therefore we must do our best in keeping the water clean."

"I like it the way it is"

"No more large scale arts/heritage/culture facilities. Small market stalls, LOTS of green space, paths, etc!!! Keep buildings to a minimum."

"I think it has been a huge mistake to put the tram down the middle of the development. It completely restricts the opening of much more creative thinking and eliminates the connection of buildings. It should be relocated perhaps to First Avenue."

"Lots of buildings, not a lot of public open space. Can the entire community afford to use it? How are we sustaining it year round? Do other arts lose funding?"

"It blocks waterfront with buildings. What about parking? Where are sculptures throughout?"

"Should be open space not buildings. Go slow; see if it can be sustained. Overall don't like it, just more buildings."

"What a shame to see a wall of buildings to block the river view. I saw the terrible mess they made in Halifax (Bedford basin) when they put a wall of buildings to block the view. Only the rich could see. The river view should be called a heritage site without the encumbrances of buildings from Steele to Elliott. An open area where one could see through from Main. (Similar to English Bay on Vancouver). It would be good to move the White Pass building and old fire hall." -Lorraine Bent

"Workshop space/artist gallery should be offered to all Yukon artists – not a select few (i.e. YAAW). Most areas should be for public use/viewing. Private use/dance studios etc. should be elsewhere as should government offices."

"Parking has not been addressed."

"Like the theatre (small 150-200 seats) at the waterfront."

"A combination of green, arts, theatre, market, retail and a wharf to connect boats would be good. Allow residential development west of First Avenue."

"Two businesses — Kanoe People and Up North need to have in-put into Yukon River — launching area currently used is good, or a dock system (floating). How does new waterfront make land available to more waterfront operators? Could there be a section of riverfront where all riverfront operations actually have a presence on and accessibility from the riverfront. Also need straight through access over railway tracks for canoe carts and trolleys and even a launch for small vehicles to launch voyageur canoe."

"No more bulldozing down riverside bush to put in 'lawns' that we have to water and mow!"

"We really need public washrooms downtown, even in the wintertime! As well, the whole area is now an ugly parking lot! We should not tie up any more green space as parking! There should be better public transport through this area! In the summer there is a lot of public drinking here under the docks, which is scary!"

"Move the trolley to First Avenue and connect it to Miles Canyon in one direction, through Rotary Park and along First Avenue to Walmart and then around to 3rd or 4th Avenue connecting back to Rotary Park. Maybe every fifth loop could go back out to Miles Canyon in the summertime only. But this would truly make the trolley a part of Whitehorse's transportation system, and give it a raison d'etre. Currently it is just silly.

"Forget the multi-million dollar plan. All we need are a park, a pub, and a few wall tents for summer retail, market, etc. It's not just about developing the only waterfront EVERYONE has (not just artists), it's about creating a welfare legacy for the next 20 years. Rents should be market value so all businesses can compete equally and fairly."

"We have a chance to line up the existing paved bike path to the south and north. Let's not lose that in all the building! Public washrooms are needed here even the winter time! You will need good bike parking racks and bike hitching posts all around. We also need motion – detector lighting that comes on when people are around so that we know when there are people around. Don't fence off the waterfront! We want to walk around in this area!"

"Truck/rail containers – this is used in Montreal on waterfront – they are beautifully painted, wired etc. and are used for retail space i.e. t-shirt store, bike rentals, tour companies. Secure, sliding metal fronts that can be locked at night – also can be removed at end of season and stored somewhere else – leaving Front Street clear in winter – could be used as small artists galleries, workshops, etc…"

"We should enjoy our walking along the river bank and stop for coffee and enjoy the natural shrub or trees along the Yukon River."

"Creating wind tunnel. Creating shadow and cold, especially on expensive wharf built just for walking and sitting. No other purpose for wharf. Arts Village – fine. But not on waterfront. Arts Centre not fully realized. No parking for this now. See no cost recovery from this concept. And no open space and nothing unique. Roundhouse example of wasted money and no heritage left in it. We're not preserving any heritage. Not for the public, this concept. Locks public out, killing downtown. Low, open buildings, historical interpretation. This Arts Village will not be of interest to people from other cities – it's the same as other places but cold and deserted … because we are a winter city and because we only have 23,000 people. And beyond the capital costs, we'll never be able to support it over the long term. Do we want to make the walking trail nice and all the way through? Landscaping, trees, walkways, bikeways, restored old buildings, heritage/history interpretation. Public washrooms, plaza."

"The Yukon and Whitehorse has a number of guilds which grow and support artists. A space for the guilds to utilize at a minimal cost for the guild libraries and materials such as looms and spinning wheels. More living space at an affordable cost seems to be a big issue – mixed in the space for housing, retail, arts and food markets along with green space and urban gardens all build community and make spaces attractive."

"No blank wall dance studios on the waterfront. Why a choral hall here?"

"Place trolley on First Avenue and away from waterfront lands. It is a shame to waste the most valuable land by having a seasonal trolley cutting through the site. Like the library idea because it is free, open at all hours and very public."

"Limit the size of buildings. The connection to the water must be maintained. Natural design to supersede man made. Move beyond the warehouse concept as presently designed; create clusters down by the tourism building. Good spot with space. Another at other end. Usage should be flexible but still emphasizing artists, theatres, studios, markets, etc."

"I would like to see some small buildings with a range of uses — public market, restaurant, outdoor patio space, artist's studios, kayak and canoe rentals. I think a more urban feel around Main Street would be good. The wharf is more important – should be big and have room for boats. Only parking should be on First Avenue. Lots of lights for winter on trees etc. Public Market with food all year. Some warehouse type buildings would be alright. I think there are already lots of green areas along the river. The water itself is green space. I want to sit by the water and have a beer. Ice sculptures in winter."

"Non-profit arts groups (offices shared meeting rooms) in fire hall or train station."

"Library, archive, Elijah Smith library, all together on waterfront. Create pond (use soil for fill for rest of building, river/ground water will fill; will attract birds, create good house for garden, skate pond. Good example is Field, B.C. Parks Information Site. Move the trolley to First Avenue."

"I note a waterfront plan drawing for an extensive boat dock. I feel there needs to be added thought of how to use and facilitate use of the river. Need to retrieve the "artifacts" clumped in the river (colour sections, bicycles, etc.). Natural riverbank need to be of sufficient depth to provide some meaningful river habitat."

"I think the Yukon Arts Centre public art gallery should be moved from its present location and re-built at the foot of Main Street. A small theatre (150 seat) could be attached to the gallery. Included with art gallery there should be art education facilities built in and around the gallery that could support and house local visual arts, crafts people, and surface designers. The public art gallery should be the centerpiece of the waterfront development. Gallery should be where the White Pass building currently is. Gallery should be twice the size of current gallery. Current gallery could permanently show YTG + MacBride collection plus any other permanent collections – public process/consultation of 14 years ago around the YAC identified that the gallery should be down on the waterfront. THAT consultation should be dusted off now and considered in this decision."

"River front is native place. We want a waterfront that is shared between whites and natives.

"Keep it as is."

"More bushes, more natural. No buildings or change to existing buildings."

"Balance uses, and set all back so riverfront remains green and buildings/uses are more discreet. Landscape/rehabilitate the green thoroughfare. What about safety/security/drug/vandalism issues?"

"A wharf is key. Build a long wharf and allow markets, pubs, restaurants, specialty stores on it. Allow people to enjoy the river once again!!"

"No 3-storey buildings – keep low profile. Make arts village walk-through only with demonstration areas for traditional and contemporary art i.e. pottery, snowshoe making. Do not block ends of streets with buildings, keep river in view as much as possible."

"Need large spaces left for BIG FESTIVALS."

"We need an art gallery that promotes and sells local art – this location would capture traffic that goes to Westmark and comes to First looking for something to do on the river."

"Waterfront should be dominated by greenspace allowing the enjoyment of the water environment e.g. trails, benches. Some facilities from which the river can be viewed and enjoyed e.g. coffee shop café with patios. Other facilities don't need to be on waterfront – shops, offices, private residences, commercial NO. These facilities don't benefit from a view, or public does not enjoy view, just owners. Even arts venue provides indoor experience – theatres don't have windows. Low density development, trails, benches, a couple coffee shops with view that have outdoor tables. No bars, no bars, no bars. Northern Vision area should be park."

"In the city of Whitehorse Official Community Plan there are quite a few mentions of a "30 metre building setback". It would seem this Arts and Heritage Village would not adhere to this. While it might be alright for one or two developments to be within the 30 metres, there are currently 4 projects either planned or under construction within the 30-metre setback (Marwell Industrial lots, Spook Creek Commercial Building, Frostbite house, and the Arts and Heritage Village). And these are just within the core downtown area. Who knows what is happening along the riverfront within the city boundaries but outside the downtown core (e.g. Archie Lang's "firesmart" improvements

along his portion of riverfront.) The 30-metre setback is there to protect the Yukon fisheries. All these projects are chipping away at this protection, as well as destroying the riverfront as a green corridor through the city. I am thus opposed to this sort of development, not because I'm against Arts and Heritage, but because I'm for the river." - Lewis Rifkind, 667-6707

"Please keep the river visible – maybe have a few smaller buildings with connecting walkways or keep the buildings all 1 storey. Definitely no 3-storey buildings, they would be out of scale with existing structures e.g. White Pass. Would love to see our waterfront have the mixed use vibrancy of the Forks in Winnipeg – avoid the "darkness" of Harbourfront in Toronto by not focusing exclusively on non profit/arts; I love the arts but to draw locals on a regular basis, need to have food/restaurants/other useful commercial spaces. Also necessary to keep public-access path all the way along the river… and pave it!"

"I really dislike the proposed structures. They are boring and block the river, both visually and physically. I especially do not want the Arts and Heritage Village option. People are already going to come down to the river… put this big ugly monstrosity on the highway. There are 9 acres for sale up by the airport. The Round House, another long, boring structure is already bad enough. There is nothing wrong with open space. What does the city have against green?"

"Waterfront building could be flat roof in some parts so that it could house a restaurant with a view – or something else with a view – this would solve the problem that you can't sit on the river side of the building with sun. Songwriters in residence for local, natural, and international songwriters. Resource centre for MUSIC YUKON."

"No buildings right along water. Must be pedestrian friendly and cycling friendly all the way to Walmart for community and evening recreation. What about the homeless and drug addicts currently living on river? Need ADS to have a local residential treatment program."

"Residential very important for security. Add stuff for teens – another skate park – the more public the better – kids don't make bombs in really public spaces."

"Please do not implement this plan and design on the waterfront! The buildings take over the river view, loom over the waterfront and make a cold shady wind tunnel. I would like to see more of a mix; not just arts, as much as I appreciate arts and artists. Please include a bike path along the waterfront so I don't risk my life on 2nd avenue everyday. The proposed buildings look like inelegant warehouses. We don't need more ugly structures in this town. Limit buildings to either 2 stories or make 3 storey buildings with a smaller footprint. Less buildings and more open space!"

"Dynamic arts activities are crucial to a lively walking community. All efforts should be made to support arts in this area, with an emphasis on involving public – demo space is preferable to closed-door studio spaces. Visual arts should not be forgotten or be lost to performing arts – performances and visual arts demos attract people and keep the area lively. Visual artists products generate retail sales as well. When tourists take home artwork as souvenirs the souvenir creates a lasting promotion of the YT. Paintings last longer and create more conversations and promotion than mugs made in China. All arts require public support."

"Do not cut off walking/biking paths along the river with buildings; set buildings back for paths."

"Keep access from path on river accessible to streets; do not cut off path/street access."

"No parking – more public transit, more wheelchair accessibility!!"

"Residential space spread throughout plan and this would provide on-site and consistent presence/"security" of sorts."

"Arts spaces should incorporate presentation areas as well as training spaces."

"Some non-profit office spaces related to arts."

"No big-box business here!"

"Keep the view from the west side of downtown (near bluffs), all the way down the streets clear to the river; i.e. try not to block view of river looking WE. Buildings could go in between streets."

"A bar/pub on the dock, over the water, with the minimum amount of rooms for a small high end hotel!!! I can't stress the bar enough, heated all winter, enclosed open air all summer, live music on the river, a few high end rooms (sound proofed!)"

"A train station – Skagway, Carcross, Whitehorse, to Dawson!!!

"There is a strong interest in providing public space for restaurants, commercial outlets, etc… But it is important NOT to draw commercial businesses out of Main Street/downtown core. If waterfront is lively day and night, the west side of 1st and 2nd WILL grow and prosper. Some small outlets for art sales, food vendors and eclectic stores would be good on waterfront but until places like old Horwood Office Supply place are rented why would new public development compete? Good restaurants, pubs, etc. will come with time! On the other side of 1st. Don't consume public space with private interests too much. At same time emphasis on Arts and Heritage must be for things that draw most people to area. Closed studio space does not do this. Performance spaces, shows, courses, retail space, talks, etc. will do this (office spaces generally also do NOT draw in public). If public library is looking at moving it could be a vibrant attraction if it integrates multiple functions (internet, readings, attached café, etc.). Yukon College could be integrated with a new public library particularly for evening courses and talks. Many universities elsewhere have very successfully created downtown campuses and this would be a way of making waterfront lively during weekday evenings.

Current proposal — too many long buildings with non-public space. In winter this could be cold-wind tunnel. Need to ensure public spaces are usable in winter as that is what we have most of here! Any public buildings must be built to high energy efficiency standards to minimize long-term operation costs! Need to have residential space to ensure night life but needs to not be too elite and compete with public interests (e.g. residents may not want evening events right below their windows so these conflicts need to be avoided)."

"There is too much emphasis on use of trolley as part of transit system on waterfront. But it is not used by local people, is way too limited in its reach (geographically) and hours/months of operation. To minimize need for parking and to integrate waterfront into rest of community there should be FREE and frequent bus service loop going on 4th to Walmart area, back on 2nd to YTG building and back up Hanson to 4th. The trolley is little more than a tourist novelty and has little potential to become more."

"Residential is important to provide day-long all-season "security."

"Arts spaces and presentation sites as well as creation, production and training to ensure continued, consistent activity (not just audience or visitor-based). Better transit system. Define heritage use with more clarity. Parking lots are not too important – do not limit vehicle access."

"Safety – walking by water is not safe if cut off from street YIKES!"

"All waterfront buildings should be turned over for use for public activity, not office space. No sacred cows. Genuine community activity is the goal – not tourism (authenticity generates tourism – not other way around)."

"Pubs, cafes, small theatre, green space, gardens, keep it simple."

"Simple, less art space, more restaurants/pubs, open-air music. Restaurants/pubs lead to evening use of waterfront."

"Boardwalk along which there are stores, pubs, restaurants, cafes."

"Indoor telephone booth."

"Downtown college campus."

"Not too much commercial/retail or it will suck life out of rest of downtown."

"Arts, culture, heritage, performing/performances, library, museum will create core of public activity that radiates outward to rest of downtown businesses."

"Larger than life! THAT is the vista along the Whitehorse waterfront. The mountains and the river are THE attraction and our foremost natural resource – most people would give ANYTHING to be able to look at that view on a daily basis. Any development between the White Pass building and the Round House should, as much as possible, enhance that resource. While recognizing the importance of tourism to our economy, the area in question should be developed (or NOT developed) primarily for the benefit and enjoyment of local residents who are here twelve months of the year. And it should reflect 'us' and our northern-ness rather than be modeled after some other place where circumstances and settings are different. Locals need to be drawn to it and to have reason to want to go there. The goal should be to catch our attention and interest – all year. If it does, it will really catch the tourists' attention. Hopefully everything will be kept on a small scale – and be locally owned and operated. Let's not have a strip of franchises. It sure would be wonderful to have a restaurant or café on the waterfront. Most locals probably do not "use" the area in question currently but the beauty of that open space is part of us, it has crept into our very soul. If that vista should no longer be there, we would yearn to have it back. We can strive for perfection but can't always achieve it. Perhaps we should start small in the area, see what works and go forward from there on an incremental basis. -Missy Follwell (private citizen), June 22, 2006

"I feel like the 'plan' is done already – Granville Island of the North – and any comments made are useless. I think we should do something 'northern'. We're not a southern city and should leave Granville Island to Vancouver (a southern city)."

"Granville Island is wonderful and attracts both locals and tourists."

"I always make the point of going to Granville Island when in Vancouver. There's something special going on there that attracts people."

"Greenspace – stay green. The old shipyards park – people keep a place alive. Access – everywhere – by all groups of people"

"What will happen to the current public facilities? New library – Great idea! Yukon Arts Centre?"

"No fast food. No exclusivity – the water front is for everyone – I mean no government offices, storage spaces, ugly buildings. Great for theatres, restaurants, things we all go to."

"We need the experience of nature also in some section of the waterfront. Trees, natural grasses, natural riverbank and not everything paved or cemented or prettied-up. Too many buildings are not the best use of natural riverfront."

"We need shared office space for Arts Groups. The Whitehorse choir rents a small office for $550/month to store 10 filing cabinets of music. Once a month or so, we sort music, but otherwise we aren't using the office. It would be good for us to be able to store our music in a "common" office where the rent could be shared by many groups. It is important to have Arts groups along the river because it gives life to downtown and would keep the space public. Shared space for small non-profit organizations."

"Appearance matters: whatever gets built I hope it is architecturally interesting. Beware cheap, generic style, it can ruin a district. I think cultural art should be more prominent downtown but is not absolutely necessary to have shoreline property."

"Hey, let's not miss the opportunity to get a year-round theatre space in here for live acts!"

"The Arts and Heritage Village will breathe live into our downtown area year round. We need a dance studio and this would be the perfect location."

"River front needs to be a place of "meeting" so that all interest groups can use it. DO NOT make these large warehouses that block the view and feel of the "river". The river in Whitehorse is the most valuable resource and has just been rediscovered. White Pass Building blocks view of river from Main Street – unfortunately – but this is tolerable as it is an existing heritage building. Unless we can move it? Preservation of the river front, enhancing its natural beauty of landscape will attract many more 'visitors', 'tourists', and locals then catering to sole interest groups in a warehouse."

"Please emphasize the beauty and heritage of the river!!! Walking friendly – should feel safe – no panhandling. Community square type locations. Don't block views of the river. Learn from others' mistakes."

"Not at all happy with anything that blocks the view of the river. I want walking access to all of the river bank. No buildings crowding right up to the water. Where would boats come/run to use the wharf? No, really. No float plane dock either – think of the noise."

"YTG or the city should not be in the landlord business. If the land they purchased is not to be used as public use, the land may as well be sold off and the funds returned to the taxpayer in cash refunds."

"Keep it simple – lots of open people space, low buildings – no more than 1 storey, don't put across the end of the streets, some café/pub spaces, farmers/food market, dance studio somewhere else – keep it all for the public."

"It would be nice to eventually see a fully functional steam loco running along the tracks – instead of the trolley."

"Pedestrian-only traffic (extend this to Main Street)."

"Encourage local businesses only. No franchises."

"Make a dance studio space."

"Leave local greenspace – rose bushes, wild flowers"

"Continue the trail all the way up for hiking and biking, heritage spots and small galleries." -D. Gibbs

"How about outdoor trips from canoe rides to belly boat rental?"

"Any development between White Pass and Roundhouse should be avoided at all costs. Leave it natural but pave trail to connect to Shipyard's Park. I do not agree with any development directly on the waterfront i.e. on the riverside of the trolley tracks!

"No development"

"Dance studio space available to all dancers"

"Do not allow franchise – all local; very people friendly; limit restaurants."

"No development between the tracks and the river. Questionable whether site is stable enough for such as structure. More open space and less development/structures than indicated on the overview."

"The true attraction of the riverfront is the river. This concept loses that."

"Waterfront should stay natural without buildings! Just nature NO CARS. Just open for walking, riding, and anything on two wheels without engine.
"Walking streets, little kiosks, no housing, no mall."

"Make sure there is enough drive for people, tourists, and locals to spend time on the waterfront. Too much arts will not bring people consistently. A strong mix of markets, retail, green space and arts will help. This mix needs to happen in EACH building, otherwise there will be "dead" space."

"The waterfront is beautiful; I think it should be developed more, so more people can enjoy it. Developing the waterfront will only improve tourism and activities for people to enjoy year round. I walked down the water front one night and there was so much garbage lying around and empty beer bottles and cans, developing this area would clean it up."

"June - Not a good time for consultation. Very busy time for most people – many not in town at this time – September on is a much better for most people."

"Appreciate multi-days to come by, see exhibit and provide input, as opposed to just having consultation on one evening. June is not the best time but better than July or August in Yukon."

"The fall would be a better time to have "our turn and our ideas" – in summer folks are not as engaged in public processes."

"Remember, this is a small piece of land on a long, accessible riverfront from Marsh Lake to Laberge.

"Make sure this aspect of consultation and final assessment refect all the studies and participation to date over the last couple of years and more."

"Check out cities like Nanaimo, where you can walk the entire length of the harbour without losing sight of the water."

"Remember to think about Yukoners first, tourism etc. second."

"Buildings should be for retail, restaurants and an area for artists to show their work and products. White Pass building should be for retail and White Pass. Waterfront near Main Street should be active, and vibrant both day and night."

"Move the trolley to First Avenue."

"The proposed arts and heritage village buildings are too linear and block access between the city and river. They need to be more exciting architecturally and invite interaction and flow between street and river. Who cares about old historical wharehouse shape? That formed one function. The new function is quite different and the design should reflect that. We need more interesting, 3-dimensional sculptural structures that excite the imagination, and offer a variety of spaces and experiences. This proposal cuts off awareness, let alone view and use, of the river."

"Move the trolley to First Avenue. Move the White Pass building a hundred feet north to line up with the Horwoods Mall and open the end of Main Street to what could be THE perfect public plaza for events, festivals, buskers, performers, musicians and people-watching, that leads to a coffee shop, library and theatre to the south, to the east ... a wharf on the river, and to the north funky coffee shops, a couple of stores, a public art gallery, railway car kiosks, a market, and pub. Turn the Roundhouse into an extension of the MacBride Museum with the locomotive and other artifacts, events, etc., follow the pathway north to a wholistic health, 24/7 walk-in clinic and safe house that addresses needs of current waterfront users, and helps to break down barriers – through wholistic health services – between social sectors. Perfect location leading into Kwanlin Dun land and near Kishwoot Island. Great facilities and reasonable rents (financed by the Safer Communities, Four Pillar Approach, Harm Reduction and Substance Abuse programs the government has talked so much about) could attract wholistic health practitioners who could work with Outreach Van counselors and others to bridge the social barriers. With these kinds of diverse facilities, the waterfront truly could remain a place that everyone can use together."

"I don't like blocked access to the river by buildings! Who will pay the O + M on these buildings?"

"I don't like the long buildings directly along the riverfront – they make the river seem totally inaccessible. There should be a promenade in front of those buildings at the very least!"

"Monument with plaque stateing the great and unrecognized contributions made by Mr. John Hatch, with an apology for assisting (YTG) in his early and greatly unfortunate death."

"I don't agree with more buildings on the waterfront."

"Allow vistas of the river as you approach down side streets. The Roundhouse blocks the view and creates dangerous spaces. It should at least be between the side streets ... not at the end of a street."

"Overlooked again! The Canol Project is not mentioned on the river trail – even though it held the first Refinery WWII. And how about developing the recreation area for boating behind the YTG truck yard and clean it up!"

"I've seen a very successful path system along an urban waterfront (Hamilton, Ontario). The path was wide enough to accommodate cycling, running and roller blading. Washroom services along the way are essential, but need to keep the entire area open enough for people to feel secure using it, or they won't."

"Two-storey buildings along the river will block the view across the river from other areas of downtown. One of the nicest parts of downtown is how low most of the older buildings are. Don't obscure the view – that's why most of us live here."

"Don't block access and view of the river. The river is for all Yukoners."

"Create a better visual display of what you propose. More virtual reality so we get a feel for it."

"Public access all along the river is essential and we need to be able to see the river. Be very careful what new structures are put up. There are many existing buildings that have not been utilized fully to date. Use what we have first and make sure that what we have – the river – is not destroyed or blocked from view."

"Once the development is set don't allow infill with buildings or parking East of First Avenue. Lock in greenspace."

"If it had not been for the train and riverboats, the City of Whitehorse would not exist. They were the lifeblood of the start of Whitehorse. So far I have not seen any mention of them. If the wharf and sheds were recreated it would be a start. A warehouse out over the water with glassed walls would be great. This warehouse could be used as a community centre, an eating place with tables overlooking the water. Seniors could use a larger meeting place. There are more and more seniors coming along."

"There should be no buildings between the tracks and the waterfront, just walking paths, benches and green space, except for the wharf area. A nice, low profile building there, overlooking the river, to accommodate a restaurant or coffee shop would enhance the area. Buildings on the city side of the tracks should also be low profile, only one storey, with a little more class than a plain looking freight shed. The area should be a mix of 60% green space, 20% arts and culture, and 20% commercial (small shops)."

"The proposed section of riverfront should be kept at least 75% open for river viewing, walking and outside activities. 25% for heritage displays. Train station should be full of heritage displays, also the firehall. There are other places arts and crafts and theatres can be located, they don't have to cover up the view of the river. More day parking will be needed with any development whatsoever. Developers never factor this in enough. Leave an area for future development of a seniors' activity centre, a great centrally located area for seniors within walking distance of many seniors' housing units. Influx of seniors in the future will be very dramatic. No commercial on riverfront – well, maybe an ice cream stand for a couple of months. Possible expansion for museum." – Bill Simpson, President, ElderActive

"Large seniors community centre to accommodate all seniors groups and activities. A coffee shop overlooking the river. Public washrooms."

"A meeting place for seniors on the waterfront for year-round use. A community centre for seniors. No 3-storey buildings. Make smaller ones. Open green space. Where are all the vehicles going to park?"

"No more buildings on the riverfront. Keep it open as greenspace. Maybe a small kiosk or cart for selling ice cream, hot dogs, etc., in the summer. If theatre space is needed, use area closer to or in shipyards park area that already has adequate parking."

Designated seniors centre! to house all 4 groups. Lots of green space for leisure, busking, arts and small activities.

Relocate the trolley tracks to open up the area. Small shops, antiques, crafts, etc.

I think the White Pass building should be more about its heritage and be kept on the waterfront but for shipping and passage.

Nursing station.

Have First Nations people been consulted? Ideas from them that would complement their portion of the riverfront.

"Remember , this is a small piece of land on a long, accessible riverfront from Marsh Lake to Laberge. Make sure this aspect of consultation and final assessment reflects all the studies and participation to date over last couple of years and more."

"Remember to think about Yukoners first. Tourism, etc. second."

"Buildings should be for retail and restaurants and an area for artists to show their work and products. Whitepass building should be for retail and Whitepass. Waterfront near mainstreet should be active, vibrant (both day and night)."

"Public access all along the river is essential and we need to be able to see the river. Be very careful what new structures are put up. There are many existing buildings that have not been utilized fully to date. Use what we have first and make sure that what we have – the river – is not destroyed or blocked from view."

"Once the development is set don't allow it to interfere with buildings or parking East of First Avenue. Lock in green space."

"Green space only on riverfront. No more buildings. Good walking trails year round for visitors and locals."

ONE-ON-ONE MEETINGS

June 26, 2006 – 10:00 am
Yukon Convention Bureau
Jenn Houtby, Tammie Cox
Phone: 393.8283

- have concerns about succession planning for a performance facility of this size and scope
- worried about O + M costs
- concerned with actual use and public access
- are there lawn spaces for tents, events … or indoor spaces we can use
- who would be in charge of management, booking, etc.
- infrastructure for outdoor events – like power, platforms to protect grass, etc.
- Arts Centre is a facility we use regularly and the challenges are: power, lack of large loading doors to drive trucks right in, ability to have outdoor component to events, lack of outdoor washrooms, the need to fence off with ugly snow fencing
- are we looking at what the needs will be 20 years from now – strictly performing arts? public use? Fully accessible (For clients with a disability)? events? AV needs? ability to be flexible and accommodate multiple uses and users, revenue generation, etc.
- don't have place where people can MEET + EAT for more than 400 people – no ability to section off meeting rooms eating space. summer is easy with tents, if power and washrooms are available
- need kitchen, either catering or industrial, facilities
- issue is 250-300 people
- looking at 15-20 events of this size per year and are expanding yearly, but limited by the facilities available
- do not see using facilities of Kwanlin Dun cultural centre and waterfront theatre will empty out other facilities as the market is wanting to expand, but just can't right now
- in terms of perceived conflict of using a public facility, would pay market value to use the space, and reality is that the more conventions that can be hosted in Whitehorse, the more people are being brought to hoteliers, restaurants and businesses, year round
- currently just selling the summer for very large groups because of lack of large meeting facilities, we can use a tent in the summer and Yukon College not available in winter, neither is Arts Centre much
- We are pushing more group business into April and May as well as September and October – attempting to spread out the business – need more larger venues to help support this
- downtown venue may not need "eat" option as it's close to downtown venues like Westmark, etc. where luncheons can be conveniently set up, but of course would be nice to have a theatre lobby large enough to set up breakfast tables and catering kitchen, 6-foot tables and warming tables
- KDFN will have these facilities but have been told that potlatches, elders' deaths will bump us or close the facility and we cannot be left with 250-300 people from all points on the continent having no place to hold their convention. would be a disaster
- multiplex is somewhere we use but it is a wide open space with no way of enclosing or partitioning
- Arts Centre is very difficult to get into – it is well used and fairly solidly booked
- our goal is to maximize the waterfront space; this means expanding boundaries of buildings, spaces (ie. Theatre) so that they work for more than only the arts
- theatre: would like to see multi-use but we can use the black box if the lobby is large and lovely enough for the "EAT" portion of the convention … so suggest create reception space in the foyer/lobby – so make it a large foyer with a view, licensed, beautiful, big enough to set up tables for breakfasts, luncheons, etc.
- college is not available during school year, when hoteliers want us to increase our activity
- what's happening with PARKING?

- in terms of the plan, what is a "Yukon look"? to us the Yukon is inviting, interactive, intimate ... that's how we sell it. the #1 request is for FN product. we want people to know that the Yukon is modern, not the land of ice and snow

June 26, 2006 – 12:30 pm
Northern Vision Development Corporation
Piers MacDonald

- there's already a lot of greenspace on the waterfront
- have to be buildings and uses that bring people in at all hours of the day ... until midnight
- housing in the general neighbourhood is important, but need to have a lot of housing to make a difference, 100's of units that don't need to be directly on the waterfront, but certainly between 2nd Avenue and the waterfront
- don't know that the site needs to be so heavily weighted with such large, or warehouse, buildings
- have no problem with non-profits being there for little or no rent but as soon as there is commercial activity, need to pay market rental rates for that area
- even if a non-profit runs a commercial enterprise, the market rate should apply
- trolley could be moved to First Avenue in order to give full possibility to development
- no offices, no more manicured park, but access to the river
- commercializing policy could include heritage buildings with rental rates reflected by use
- this is urban downtown space, not wildlife viewing, so there has to be some commercial

June 26, 2006 – 1:30 pm
The Guild
Tina Woodland and Eric Epstein
Phone: 667.7866

- if there was a theatre on the waterfront, we could share the space
- create a board to manage that we were represented on
- maybe the Arts Corporation would manage
- if this were to take the place of The Guild, which would continue to be our production facility and rent out, we would need to have space downtown rent-free for 90-120 days per year (16 weeks) from September through the end of April = half the year OR another grant would have to offset rent
- would still use Arts Centre sometimes
- need rehearsal space – would enable Yukon Convention Bureau to use the blackbox theatre
- when a show is booked in, it's booked in – sets are not moveable, mainly would not allow additional use for conventions, but perhaps for jazz concerts or such
- integrity of theatre space is paramount
- having dedicated groups ensures the space does not die, but also allows time for other groups to present shows
- lunch theatre, lunchtime film series, rehearsals, Nakai offices, café, art gallery, bookshop (National Theatre in Britain has huge lobby with commercial and offices that open at 10 am – so really thinking through the idea of mixed space right within the theatre – open plaza really makes people feel it doesn't matter who they are or what they're income or interest, they are welcome and comfortable there)
- industrial kitchen would be great, expands uses to conventions, dinner theatre, events, weddings, etc.
- music would be great
- move art gallery downtown and renovate Arts Centre to house studios, rehearsal spaces, instructors, etc.
- have a lot of concerns about some of the spaces that have been identified in existing heritage buildings, and even in the existing proposal

- the warehouse proposal does not work for a theatre
- 45 foot wide theatre is not sufficient, need to move the trolley – trolley restricts the footprint to what would not be useable or used – needs to be a better facility than The Guild
- trolley needs to be used to First Avenue. only runs 3-4 months per year and is totally limiting what the waterfront can be used for
- somewhere where there is ample parking
- would like to see more commercial / retail throughout the area, that is juried, local, unique (roasters roasting, brewers brewing, aroma borealis)
- why do you need a dance studio / school on the waterfront
- current design has no central plaza, no radiating of life
- what about an indoor village with indoor plaza
- putting production-type stuff on the waterfront doesn't make sense … building sets on the waterfront is a waste of prime real estate … that's not what the waterfront is about
- dance school is busy 6 days a week but only from 3:30-8pm and people don't want to be watched or want their children watched
- bus or trolley on a circuit to provide a limited bus service to give people without cars an option
- need a theatre somewhere, programming is bursting at the seams, need affordability, Arts Centre is mostly too big
- theatre won't make money, but it is one of the things that everybody seems to want
- need some autonomy in management structure … we want to have freedom to create the culture of the place, it feels like home, we do not feel like we need to close up and leave because a janitor is waiting. We don't want to be responsible for janitor, repairment, etc., but we are tenants that have a key, we close up at night
- Guild and Nakai technical needs are the same, Guild probably needs bigger space but Nakai wouldn't be lost there
- space could be 50x50, 60x50, 70x50. currently have 25x50 – this is actual theatre space, doesn't include cross-over corridor behind
- don't support dance school and production facilities on waterfront
- support library on waterfront

June 26, 2006 – 2:30 pm
Northern Lights School of Dance
Sylvie Walton and Deborah Lemaire
Phone: 334.5283

- want to be part of the arts community in a big way
- the more our students have contact with other artists, the more they will be enriched
- currently behind Guild. originally approached by Guild who envisioned a larger arts community
- we've now completely outgrown our facility
- we'd love to be part of the arts community on the waterfront
- we like that the concept gives us 6000 sq. ft., parking and washroom facilities – that's 3 studios and storage space
- before all of this waterfront concept, it started with us being part of a greater arts community / facility
- we go 7 days a week, all year, but it gives other groups the opportunity to use our space … like Link Dance (Gail Lotenburg), independent groups/dancers that look for space but on a temporary basis
- being where there is music, dance, theatre and a theatre to present in, is exciting to us
- the idea of having lots of people going through all year through
- we offer evening traffic, until 10-10:30 pm
- people CAN come to watch the classes and rehearsals … viewing spaces like Arts Umbrella … do it with one-way mirrors, viewing/observation deck

- idea is for us to give to the community, so we're a public space in that way too
- 6000 sq. ft. IS a lot of space
- on a typical day – right now we don't have enough space to expand and deliver full-day classes because of limitations – weekdays, classes mostly in the evening right now; weekends all day.
- Would like to do a program similar to an "athlete's program" working with the Dept. of Ed. to develop a program where students split their day between academic studies and dance
- can be shared with martial arts, yoga, pilates, tai chi, etc., but designing of space has to be for dance requirements and don't want to fight for the space every year to know if we can offer classes and if we need to hire teachers or not
- currently paying rent to Guild, loved the idea of $8-12 per sq. ft. so we can keep our fee rates low
- realize that it is a subsidized rate but we're a non-profit society
- we would survive elsewhere, but what we want is to be in an arts community and we are having trouble finding appropriate space elsewhere
- no great ties to the proposal as it is, open to other designs, options – we could be right in there with the theatre
- don't need to be on the waterfront, but would like to be downtown. if YTG gave us the land, we could mortgage our own building
- we've actually had someone draft a design for almost 6000 sq. ft., on two storeys
- all have to be sprung floors, special surface flooring on one of the studios, each of three for 1500 sq. ft., so rest is storage and subject to layout, spaces need to be pillar-free, minimum 10 ft. ceiling
- anywhere downtown would work, parking is important, for 20 vehicles, easy access
- not adverse to joining forces with Leaping Feats dance school
- also there are Highland dancers (very small, need only 2 hours a day and could use these studios, independent dance companies (like Link), bellydancing, MADD program
- currently Arts Centre would manage – that sort of got snuck in – we want to have some responsibility and authority for management, our board of directors could evolve into an umbrella board for different groups – or need objective entity / third party that manages and rents to us and we have a long-term lease agreement, ie. 10-15 years, and other groups can come in and rent space
- we want the space to be our space, we are priority and don't want to fight year after year
- as non-profit renting to other non-profits, would pass on the non-profit rate of rental
- dance studios attached to theatre could also be rehearsal spaces for the theatre during the day, MADD program
- we've had to reduce and combine classes – really operating at full capacity
- we have 300+ students and teach over 1000 student hours per week, steady now
- our location has been mainly detrimental to our adult students due to transportation limitations / bus service

Note: a private sector dance studio, Leaping Feats Dance School, is NOT part of Artspace North which would provide subsidized, modern, custom-designed, waterfront studio space to member groups. Leaping Feats could suffer greatly from such support of its competitor. While NLDS is open to being an umbrella organization for other dance troupes, they see Leaping Feats as competition.

June 26, 2006 – 3:30 pm
Nakai Theatre, Michael Clark and Jason Seguin (Michael has since left and our new AD is David Skelton)
Jason phone: 393:6040 david@nakaitheatre.com , jason@nakaitheatre.com

- brief was sent in as to requirements
- Nakai moved downtown to be a downtown company in 1999, moved shows out of Guild to program as much as possible downtown – Comedy Festival, Longest Days, we rehearse downtown (wherever we can, found space underneath Hougens', Wood Street School). Office space is also downtown.
- when we bring in visiting professionals they don't have cars

- downtown facilities that would include performance, rehearsal, production, and administration would enable us to solidify our identity.
- Performance facility needs to house 125 people, anything much bigger (like the Arts Centre) becomes less useful for us. Extra back- or side-stage room for creating different staging configurations isn't a bad idea (proscenium, alley, thrust, catwalks, etc)
- visitor's centre would have been good, but needs a deeper stage and back/side stage areas, as well as a technical retrofit *[what would it cost to transform that into an appropriate space?]*
- trolley should go down First Avenue with a loop down third or sixth avenue eventually.
- it may be that some of the projections in the report are overstated (in our opinion/experience)
- report says theatre would be a dark space during the day. We are willing to be there animate the space during the day since we rehearse during the day, but we could provide a reason for people to hang out on the waterfront (little artists' café or something). If we controlled the space at the NGO rate, we could then lease it out to other non-profits or commercial/retail enterprises at market rates so we can generate income for Nakai, further enhancing different types of traffic through the area.
- want lobby and area to be public, animated space, even when we are not rehearsing or performing
- downtown art gallery is needed, not in the lobby, but could be connected
- a non-theatre group should not be involved in the programming. Once a programmer is concerned with the financial return of varying types of performance, theatre often loses since there is no income generated during the development cycle.
- It must be a theatre, first and foremost, with priority booking; nothing kills a theatre faster than turning it into a convention centre. Once a space has weekly lessons or meetings breaking up a long-term rental (or eliminating that possibility) it is no longer suitable for producing theatre.
- we need at least 90 days from September through April for production, rehearsal, and presentation, in uninterrupted 4, 5, or 6 week blocks
- should be booked as a theatre first to ensure large enough periods of time, shouldn't be booked for non-theatre presentations as a means to create revenue at the expense of theatrical development
- problem with it falling under Arts Centre management for programming
- downtown theatre would open up summer show possibilities, there's nowhere to present downtown
- separate rehearsal halls with technical equipment is required separate from the performance space, one rehearsal hall between two companies wouldn't be enough, need rehearsal venue with two spaces, and space for production
- performance space needs to be capped at 150 seats, 200 is too big to support existing local performing arts; currently on a good night we get 110 people and nothing is worse than an empty theatre
- most artists we work with do not have cars so Porter Creek is not accessible so Porter Creek as a rehearsal or production space wouldn't work for us. Also, moving the production materials and equipment from there to the performance space downtown would be difficult
- shop space at Arts Centre is not useful because Arts Centre is so booked that one cannot realistically turn on power tools while others are rehearsing or performing. Presently we are not allowed to use it as a shop.
- important that theatre facilities be designed in consultation with theatre architects
- need access for trucks loading and unloading
- not married to being on the waterfront – would be fabulous but not at the cost of compromising the building to fit the site. would be good to be somewhere high traffic because if you're doing summer stuff you're dealing with people who don't know their way around the city
- need wings, need back stage
- phased approach might be a good way to go if money is a concern, hope that theatre and rehearsal space would be that, or, spend the money to buy the Mason's Hall from Suzie and Murray and retrofit it to be the perfect rehearsal and production facility
- visible office in the theatre is ok, not on second floor of the theatre building (current White Pass offices are OK too)
- existing proposal is lamentable for the view of the river

- Alderny Landing, one of the examples for the report, is actually a real bust. They are struggling to stay alive. Their theatre is a big box – too big for a theatre (built to also accommodate conferences), much too long with long rakes of bangy stairs, so people at back are no longer engaged during performances. This comes from going too big and letting other groups' needs compromise the theatre. Edmonton "arts barns" theatre has similar problem.
- need building(s) to be designed as a theatre production, rehearsal, and presentation space first and foremost, without compromising for non-theatre use. If others can use the theatre space, great.

June 27, 2006 – 9:00 am
Artspace North
Phone: 393.6040

- Object is to get the community more involved in the waterfront. It's not a done done deal. Pleased to see so many people getting involved
- Not the creation of an arts monolith, opposite is true: there was originally a plan to do something on the Motorways site … there was a big, involved deal there that then started looking like a whole other downtown, so there was a strong push to have that kind of activity occur more central to downtown
- The design came about from the historic structures that previously occupied the space
- Heading into this consultation there is no doubt in our minds that this concept is not going to be acceptable to either government in terms of capital cost or to the general public
- One thing that was strongly stated by the premier and that group when we met with them is that there has to be economic viability to this facility, it's not going to be an undue burden on the taxpayers
- Taxpayer fatigue is one of the things that is driving the opposition to this project
- What we want to see happen on the waterfront is arts, heritage and culture put together in one area in a large enough form that it has the critical mass that has some drawing power … rename it to Front Street Wharf if you want … but there has to be enough happening.
- We see the arts community with enough assets that already exist and can fulfill the growing market of cultural tourism that is happening everywhere. This is also a yearround local facility.
- We'd like to see activity at all hours of the day, and night if possible. Bringing the waterfront to life. We see commercial space as part of it. We're trying to walk the line of dumping too much commercial space on the market that would put strain on the building owners and vacancy rate in the rest of downtown. Otherwise we'll have a large group of very connected people opposing this project. The commercial space, as much as is acceptable, would be priced at market. Commercial might be important in bringing more life to the waterfront and the downtown. Liquor law is going to need to be addressed, everyone and ever government knows that, and will be part of the waterfront.
- An ongoing discussion is the use of the heritage buildings. This is a longer-standing issue. We'd like to see a policy come out of this that would bring those buildings back to life.
- Artists at Work, we encourage them coming down here. It may not happen right away, but we'd like to see that. We'd like an agreement where we offer free studio space in exchange for an agreement that they are down there, working, so many hours a day, so many days per year.
- From business community standpoint, the level playing field is theoretical, that idea of attraction space being provided but any retail area paying market rate, would be saleable.
- 50,0000 sq. ft. overall, only 3,000 ft. dedicated to non-profits selling products: YAAW (which may not happen now) CYANA (may never get their poop together, YADA (currently operating out of Sportees)
- When you're dealing with the business community you're dealing with very narrow-focussed view
- I'm trying to figure out what are the next steps to make this acceptable, get to the point where we can get some of this up and running and the businesses see that, oh, gee, this isn't a threat, it's a good thing.
- YAAW is no longer looking at the waterfront as a possibility
- Part of the start of this was me (Chris) coming back from the Cultural Spaces conference and governments are putting lots of money into cultural infrastructure. Took it to government and they said, yes, we want to

build another monolithic facility, on the waterfront. OUR motto was 'arts and culture on every block". So that's what we wanted. So they said yes, we'll consider another option if you strike an agreement with the business community, which is how we got together with Main Street, Hougen's, etc. to form Artspace North. Went to KDFN and they said if you can pitch us an idea that can help us with our goals, we'll buy in.

- Original idea was for the Motorways and the business community really balked, thinking oh my god they're going to turn us into an office district.
- Nakai and Guild is a partnership that won't happen. Guild's operating motto is: we own our own shop and don't take shit from nobody. Artspace North's operating motto is that no group can book more than 30 days in any given facility.
- Everyone wants control. Same thing is happening with Miles Canyon and MacBride in this project. They did not want to relinquish any control.
- Government is saying that if the business and arts community cannot come together, government will do what it always does, and build a monolith.
- Having all this come to life on the waterfront at the base of Main Street will strengthen the downtown core. What is happening on the Argus site is fine. It is benefiting, but the reality is it IS sucking from elsewhere. It is a balancing act. If the Argus site gets too far ahead in the game, as leases come up in the downtown core people will look to the Argus site and relocate and when that starts happening, the downtown will be on the downhill slide. There are a few of us that have vested interests and we're not going anywhere, but there are others ... and I just think there is a tipping point.
- We've got a big residential / condominium thing happening on the far end of Main Street that is all positive.
- With zoning bylaw and so on, the City is getting it with a vibrant downtown plan and we're getting a better process.
- All these groups do not need to be here on this spot. Key or critical things that would be the seeds to make an arts and cultural downtown. Make the policy on the existing heritage buildings and bring those back to life. From arts community, whatever everyone else agrees to build (government wants the theatre), would be good. In my mind, culture will benefit the community most if it is spread throughout downtown. Taking over old buildings is the way everyone else is doing it ... if no one else wants it, give it to the artists. Wood Street School, Nissan dealership, Horwood's Mall, Yukon Theatre, parking lot behind Hougen's
- Village
- Art education component could/should be in Wood Street, keep MAD
    - museum
    - artist-run and commercial-run shops with market space, stalls, etc., THAT'S what should be on the waterfront, Front Street Wharf
    - theatre
    - public art gallery
- Film groups/society / commission, etc. left out of the mix. They weren't ready to participate at the time, but they probably will now
- 2nd floor of Hougen's looking like government office space
- Heritage policy is what needs to be done first and foremost to give life and purpose to heritage buildings. Arts and Culture scattered throughout downtown is fine. How do we do that. What is a more acceptable / practical plan on the waterfront. Discussions with the Franco-Yukonaise for a French Quarter.
- Let's come up with a new plan, let's not lose anyone because we have to find space for everyone, we have 25 groups that would rent space in a downtown warehouse theatre that is not fancy.
- We do really want to move our contemporary art gallery downtown but that our existing gallery should be maintained for other interests in the community.
- We have a standing offer: if you build public facilities we are available to manage them (we have the resources, people and management, in place to manage), but we are totally ok with participants (artists, business) to create their own central management agency, or we can create partnerships that manage different facilities.
- We don't want to compromise anyone: share ideas, information and go do your thing. Don't hold anyone back.

- Idea of having some sort of Waterfront Commission with a structure that allows for participation by all the individuals, groups, etc., that have an interest in the waterfront.
- Build a great wharf and as much structure down there that reminds us of our heritage, as the public will bear, get as much activity down there as possible. Create a sea of people, the whole town coming down to the waterfront, like in the old days.
- Realize that much of this mass will have to go, or be reconfigured. If this was my dream, it would be spread through downtown, this is close to the white elephant that government would normally do.
- We were asked to propose this. Get it completed.
- Want the benefits of the "creative cities movement" to come here to this town. Want a partnership with the business community recognizing that this is a new economy.
- Where is the money coming from. We're a long way from building a Whitehorse that holds visitors for a long time.
- Want to see people engaged, and waterfront happen.

June 28, 2006 – 9:00 am
Sour Brides Theatre Society
Phone: 456.7830

- Important that space is available for rehearsal. There ARE performance spaces around town, but rehearsal space is a nightmare. And when a festival happens, there's not enough rehearsal or venue space.
- Who will manage? We have concerns about who will be taking on this role
- The theatre really needs to be designed as a theatre, not compromised for other uses like conventions
- The huge warehouse buildings seem an ill-designed idea for our waterfront.
- We would like to be downtown and hope that the theatre being built will suit us. We are a small, professional theatre company.
- We need to be able to rehearse somewhere for a full day, 10am-6pm. Tech week is comprised of 12-hour days.
- We need a rehearsal space that we don't have to share with another group. We need to be able to leave a set, props, etc., in the space from day to day.
- So in summary, ideally, we need a theatre that is a proper theatre, plus a rehearsal space. It's ok if the performance space and the rehearsal space are not together. Having rehearsal spaces in a basement or building a few blocks from the theatre is just fine.
- 150-seats is a fabulous sized house.
- Other buildings that would work for rehearsal and/or theatre or performance spaces: Masonic Hall, Nissan Carcare, Wood Street School, Yukon Theatres.

June 29, 2006 – 10:00 am
Downtown Residents Assn.
Diane Brent
Phone: 667.7054

- DRA is not anti-artists or anti-art. Really appreciate the contribution of the arts community in downtown e.g. Street Fest is wonderful. However, proponents of this project have come off quite arrogant with a big concept, big buildings and expecting the public to be supportive.
- We (DRA) were invited to the Artspace North meeting but it was not a very good meeting, i.e. it was a bit like going into the lion's den and we couldn't say anything that wasn't supportive. Can't say anything against artists because they're the supposed to be the "underdogs" of society and this is valid to some extent but there are things that are acceptable and things that are not. This should not preclude a meaningful and frank

discussion on what type of publicly funded projects should be undertaken and how they should be developed.

- For example, who said we wanted big warehouses on the waterfront. There's a good reason we tore them all down back in the 50s.
- Feel there was money that was spent unnecessarily to pay outside consultants and interest groups (Artspace North and Chamber of Commerce) in leading the design and consultation process. We have local consultants and expertise, and we have a government (Yukon Government) that should have lead such a process and it's their responsibility to lead public debate and look out for the public good/interest, especially on public land. Glad to see they're (YG) backing off from their original course and wiling to assume their responsibility for public consultation and planning.
- Downtown population is very diverse – don't have one vision of what the waterfront should look like. In a sense, the waterfront is our (downtown residents) backyard is one we must share with all Whitehorse residents and other visitors. We also have the airport / clay cliffs as recreation/greenbelt. But we would like to continue using the waterfront and would like to see a greenspace element (an unobstructed walking path at minimum) retained. Arts and arts facilities are fine but it doesn't have to be all on the waterfront. We will benefit from arts and culture being anywhere downtown.
- It's more the question of the footprint. We don't want too much development down there. So the reaction to the plan was "holy cow, this is way too built up and doesn't conform with the overall wish and vision of not too much development, a corridor of greenery, access to the river which was envisioned with the rest of the waterfront.
- The idea of NGO offices doesn't seem like a good, equitable, fair use of waterfront either. It does not make those spaces accessible to the general public. From a fiscal/taxpayer perspective, it would make more sense to use existing spaces for NGO offices. There is a lot of office space in the downtown with lots of vacancies and more coming (especially with the migration of businesses away from the core towards the Walmart area), that should be filled up.
- A wharf and public plaza would be great and well used by the public. Maybe doesn't directly generate income but is for the greater common good.
- Do we need another museum? Would a library be a good use? Would we build a new library? Seems like the space / land is fairly limited. It's long but it's very narrow. What can realistically be built on this land which will not become a claustrophobic eyesore?
- Not too keen on the trolley. It limits the use of this narrow piece of land dividing it into two even narrower strips of land. It is used 3 months of the year and a few tourists hop on and off it. There was no consultation for building it at a substantial cost to takpayers for little benefit for resident. It really limits what can be done on the waterfront. The storage shed for the trolley is also a waste of prime waterfront. The trolley is not a feasible transit option. You can't run it in the winter. We don't even clear the streets (of snow) most the time, we're really going to clear the tracks now? It's pretty silly. It was someone's pet project and now we're stuck with it. Crossing the track is also awkward, difficult and sometimes hazardous to cross and is limited to a few access points – not pedestrian-friendly. Perhaps trolley should be moved to First Avenue, if it needs to be here at all. It should be connected to a real transportation system, doing a loop. Because no one is going to come all the way down to the river to jump on the trolley and go somewhere.
- Safety is another big issue for us. People are drinking, partying and "shooting up" behind the Roundhouse. More people milling about on the waterfront will help (if that actually happens) but big long buildings will only create more spaces for them to hide behind and do their activities. But with the trolley, the land limits what can be done. Turn the buildings around. Make them smaller. Optimize the southern exposure. Create warm places not shadowy cold places.
- So much glass is just asking for vandalism. What about graffiti?
- We need to remember that we're a winter city and we need to build accordingly – don't just build for the summer tourist season.
- We need to provide pleasant spaces where people can be outside and if there's sun, it's sunny, but where people can easily come inside too.

- For the longest time (pre-multiplex) there was talk of having a community centre and there were discussions between the French Association, Kwanlin Dun to build one. The funding fell through and it disappeared off the table. It would socially draw people together in Whitehorse. I think it would do a lot for social cohesion. It's not elitist, it's for everyone. You could have it as a more family-oriented building. Dances, events, etc. could also happen there, have a place to go in, warm up and it would be for the greater public good for everyone in Whitehorse. I think it would be a great place for a community centre. Meeting rooms, daycare area, teen part for games and pool table … or maybe the arts facilities could be accessible to the public so that it works also as a community centre.
- We need a really good needs assessment for the downtown area. What do we have existing that meets those needs? Incorporate the needs that are leftover into whatever does get built on the waterfront.
- Worth looking at the work that went into the original community centre proposal.
- Like the idea of good development but not so much, need enough space to move around and enjoy the river. Don't expect there to be no obstruction, but would like to minimize that obstruction or at least leave some view and access.
- What about existing buildings? Can they be moved around a bit? Can we move the trolley tracks?
- Recreating the old warehouses: it's one thing to restore existing heritage buildings, but it's another to rebuild giant versions of them. They were probably torn down by White Pass because of the problems we are envisioning now with them creating unsafe spaces and liabilities and no longer being needed.
- Worried about present design's wind tunnels and shadows. These are serious problems for a windy, wintery city.
- City priorities: As downtown residents we are frustrated that we have unpaved, pot-holed streets, failing sewage pipes and water lines (basic public infrastructure). Yes this project is really a luxury. The city seems to have "pockets" of really fancy developments like the multiplex, athletes village and now the waterfront alongside many parts of the downtown which looks like a third world country. Federal government infrastructure funding was meant to replace failing infrastructure but is not being used to really fix the aging infrastructure. It's being used to build ski chalets (Mount Sima) and the like.
- The luxuries of the waterfront vs. the reality of downtown.
- When you buy a home downtown you assume you are paying for services that work and will be maintained and that you're not going to have to pay extra for (e g. roads, water and sewage pipes, etc.). The public only see one thing and they don't care what level of government is responsible, they just want things to be fixed.

June 29, 2006 – 11:00 am
DFO, Paul Christensen
Phone: 393.6730

- Any time anyone wants to do anything in or around water they should contact DFO.
- We are concerned with impacts to fisheries.
- Need to consider hydraulic effects on any structure, and any structure's effects on the river.
- Work at the right time of the year, utilize appropriate coffer dams, mitigate effects of sediment and pollution.
- Shading is something that could actually be advantageous – it's not really a negative effect.
- Probable increased motorized boat traffic. Part of navigable waters jurisdiction. Not something we consider. Boat traffic doesn't get captured because it's not a work or undertaking.
- DFO has national operational statements.
- Would want to look at conceptuals so recommendations and mitigations can be incorporated in the design before it is finalized and all the working drawings done. There could be hydrological effects that one would want to work on with a hydrological engineer.
- Transport Canada would be good to speak with as they may want to be involved with regards to navigable waters aspect.
- Our interest is really in anything that encroaches on the high water mark. Anything that stays above the high water mark we get less and less interested in.

June 29, 2006 – 1:30 pm
Rick Karp, Ed Sager, Vicki Marchand
Whitehorse Chamber of Commerce
Phone: 393.6040

- Travel extensively and internationally, and I seek out the areas where the arts and culture are. Well if I'm doing that, a lot of other people must be doing that. And wherever I went there were really vibrant communities and the businesses were benefiting.
- Can we support the concept before it's a going concern? Will people relocate to the waterfront if the costs are high? Can it sustain itself? Will the businesses be able to support the arts?
- Can the businesses support it?
- It has to be self-sustaining. The arts bring the people downtown? Critical mass is an important element of the waterfront. We can't sell greenspace on the waterfront. Arts and culture are critical. We need to cluster arts and culture downtown, not necessarily on the waterfront. Like Gastown – revitalized and now full of arts and culture.
- Want Yukon Artists At Work. I know they're raising controversy, but I want them downtown. The controversy is coming from knee-jerk reactions.
- Cluster arts into downtown to make it alive and unique to the other clusters that will evolve in the city.
- We need the business and theatre, but the theatre has to involve business on the ground floor with a gorgeous wharf.
- Not in favour of an artists' housing co-op. Would like housing on the waterfront but at market value.
- In favour of housing but not on this parcel of land.
- Need an anchor on the waterfront. I think the library would be a great anchor and that money should be sunk into the building and the book collection.
- Support for the library around the table. Could also have a counter for camping / fishing license there … convenient for tourists and taxpayers. Also could have the spaces the downtown residents are asking for as well as the space and programming Yukon Family Services Assn. are looking for – could really address the needs coming from different sectors of the community.
- Really like logs. Don't mind the warehouse concept. Like the glass. More rustic. As to the size, it's important that we achieve that critical mass that will support businesses and balance the clustering of Staples and businesses up there.
- Move the ceiling from 4 to 8 storeys to increase the density. We need the density. (But we haven't even fulfilled the 4 storey and we don't have the underground parking capability to provide the traditional parking that is required – because of the water table. Also, the cost of going to 8 storeys is prohibitive. If we built 4 storeys we would meet the density requirements we need.)
- Parking has to be addressed. There needs to be parking over and above what is being replaced on First Avenue because you are hoping to increase traffic, use and therefore parking needs.
- Don't have a problem with changing the design to optimize sun, view, protect from wind, etc.
- Support moving the trolley to better use the land.
- Don't want office space … that's unanimous. Shut down at 4 or 5 pm.
- Current YTG policy for heritage buildings is to give over to NGO use, which are often offices. We'd like to see museums, artists' in residence use. Or they could be leased out at market rate to businesses.
- Support black box theatre.
- Flea market concept in the big open space in front of the theatre – in the lobby of the theatre where there are also retail / commercial / café spaces.
- Not opposed to reduction in number of buildings there because we know the arts community is interested in other facilities in the downtown core. Have the waterfront performance and public oriented with retail and commercial. Turn the entire downtown core into "old towne" full of light (light up at night), arts, music and activity.
- Pedestrian bridge across the river is on the B list of infrastructure funding.
- Are there areas where people can bring up and put in their canoes and kayaks.

- Would like places where people can really access the water – docks, etc.
- Feasible breakdown for arts and business would be 50-50%. This would work well with the arts being distributed throughout downtown and having the museum, art gallery, library, flea market and performance centres on the waterfront.
- If we put the arts community around downtown we will need large directional signage that sends people to all these facilities. Also a map. Also signage at each facility.
- That critical mass. What is the size of this project that will really draw people downtown.
- There are gaps in services that can be filled by the business community – niche identification ie. kitchen shop with cooking school / class.
- Unique shapes of buildings would be great. V-shapes to capture sun and create shelter from winds, public plazas and spaces.
- Powerline? Rerouting?

June 29, 2006
Yukon Family Services Association, Marilyn Wolovick
No Fixed Address Outreach Van, counselors
Kaushees Transition House, Natalie Edelman
Crime Prevention Yukon, Cathrine Morginne
Phone: 667.2970

- Arts and culture is a nice emphasis for some portion of the population but a library would really be there for everyone. And meeting rooms, play spaces, programming spaces would be excellent for community needs and we can see some of our family programming needs.
- Performance spaces might not be alive all the time, but could be designed so they are multi-use spaces. How can we make it active all day.
- Could really use public square downtown and waterfront is perfect place, again, using spaces for public use, public and family programming, needs for young children.
- Did a survey and parents found there was really nothing to do for people with young families. It was shocking to find so little for parents with little kids to do. Were taking their kids to Tim Hortons to hang out.
- Family Resource Centre is multi-use space, community kitchen, safe space for families that need supervised visits, excellent for single moms, lower-income families etc.,
- We are having a hard time finding space for programming. Using Canada Games Centre and many other places but needing to carry around a 3-ring circus to utilize so many different spaces that are all compromises.
- Need two spaces often for parent programming and then offering childcare in another room.
- Core space would provide a hub for other programs at Victoria Faulkner, Crime Prevention building, etc. Kind of a community centre. Needs kitchen area, toys, cushions, blankets, etc.
- Talking about a partnership with Children's Museum of the North for interactive / Family Resource space.
- Really interested in residents of downtown, seniors, etc., get represented on the waterfront. We have a real need for some health and wellness infrastructure. A healing centre would be excellent on the waterfront. I don't know that we need to spend $20 million on an arts and heritage village when we need a 24/7 REAL walk-in clinic that is dealing with marginalized people including family planning and birth control. I think if we're going to develop the waterfront we need a space for this kind of facility.
- Part of that wellness is not just the medical model of care, but also for alternative practitioners like energy work and rent the space and do workshops and seminars – not just a disease model but treating the whole person.
- Safe place that is more supervised, health and wellness-oriented.
- Can be blended with arts and culture but not facilities where marginalized people are being asked by security to leave.
- This kind of facility would fit well under the four pillars / harm reduction plan the territory is talking about.

- Storefront for youth programs, homeless.
- Well-lit, safety / emergency phones, wheelchair accessible, community syringe drop box. Needle use is still going to go on down there, even if it is developed. It would be great to have a needle drop box. Definitely recommend that whatever you develop in this area you include these kinds of elements.
- Youth hanging out behind White Pass building, Roundhouse, river, escarpment, Kishwoot Island.
- Skate park. Indoor skate park in Youth Centre.

June 29, 2006
Yukon Conservation Society
Lewis Rifkind, Monique, Maia
Phone: 668.5678

- 30-metre setback, number one reason is fisheries protection, plus there's nothing wrong with a green ribbon running the length of the city.
- Individually each of these projects is probably fine, but cumulatively we're worried about the impacts on the fisheries.
- On this project the wharf looks to be cantilevered out over the river, this is not a 30m setback.
- Does this set a precedent for waterfront development?
- Will other groups / owners now come and ask to develop within the 30m setback. Will this disable the government(s) from saying no, the 30m setback must be respected, especially when Kwanlin Dun also has the ability (despite agreeing not to) to develop into the setback.
- Does YTG own the property into the river? There seems to be an unusual precedent in Whitehorse with assertions that property lines run into rivers, such as Northern Vision Development Corporation in the Marwell Area. With the cantilevered plaza over the river, is YTG assuming similar property rights?
- Isn't there a lot of erosion occurring? How would that be mitigated to protect the riverbank, the fisheries and the development.
- OCP allows for one warehouse building, this project proposes four.
- Wind blows north/south and these buildings create a wind tunnel.
- Want more greenspace, green corridor for human use and appreciation of intrinsic values of the river. Current proposal has no greenspace and corridor is a trolley corridor that is also a wind tunnel.
- More greenspace means more amenable to downtown living. High density residences would be important for 24-hour life, and crime prevention.
- Are First Nations involved in this development? It all used to be First Nations land.
- Density of current proposal in this particular area is too high. Wide, green, pedestrian and bicycle friendly corridor, plazas, uses. High density elsewhere in downtown is fine, but not along the waterfront.
- Parking. No additional parking or parkade on the waterfront. Don't pave the waterfront for additional parking.
- Too bad that there's not a more public / community-use building proposed for the waterfront, like a library.
- Move trolley to First Avenue so there is room for buildings and greenspace on the waterfront. It's only there for three months and it will dictate and totally limit what can go on the waterfront ... forever. Having said that, YCS's preferred option is greenspace as opposed to buildings.
- Think they should look at this plan again and consider moving the trolley and starting again.
- Would proper measures be taken to ensure no sewage leaks / problems would occur, especially in event of a flood or ice.
- Garbage.
- Erosion from the wakes of increased boat traffic.

- Touch base with Yukon Salmon Committee.

June 30, 2006 – 2:00 pm
MacBride Museum
Patricia Cunning, Kerry Wahl
Phone: 667.2709

- Misrepresented by Al Baronis. Felt he came to the table already knowing what he was going to write and that was what he'd been told to write by ... someone.
- This proposal is not an Arts and Heritage Village. No heritage present. We're the right institution to communicate history and heritage and we don't want to be part of this because it does not work for us.
- We need a single multi-functional space that we'd be an anchor in and that Guild/Nakai/Spruce Bog ... everything would cycle through it.
- We're interested in a space within the space – taking up 20-30% or maybe we just have a 3-month show in a big multi-use space.
- We need a gallery space, no windows, to communicate the industrial history and interesting people of this city, together with Jim Robb.
- A permanent space would need to be a blackbox but as it stands, we really don't want to go there, we really don't want to move, we're happy and prefer to be where we are. Being involved in historic "corners", displays, panels, etc. in other facilities on the waterfront would be great ... we'd want to be involved, and space for temporary or extra exhibitions would also be great, but we don't have the money to move to a new building. We own the land and buildings of the museum so that makes us viable, expense-wise. The only way we could move to a waterfront development is if the space was free or paid for. Even if we had an expansion, we would need staff for this satellite, and O+M, and we don't have it.
- We are currently open all winter with 170 programs, 3800 people coming through. And still that is only 20% of our visitorship: 80% in the summer, 20% in the winter.
- We really like the idea of temporary use of a common space where we can expand to in prime summer months with no permanent positions, no O+M, and not using prime waterfront full-time.
- We support moving the trolley onto First Avenue. It cuts the waterfront site in half long and narrow and is not really heritage.
- The Roundhouse could and should be the MacBride Museum expansion. Engine 51 and a display of artifacts over there would give that building and its location a real purpose. But we will not hand over items for them to manage. It makes a lot of sense for us to go into the train shed.
- Our clients need parking close by. They NEED it. They can't walk 2 blocks. A solution might be to put the trolley on First Avenue that connects folks to the Shipyards and Tourist Centre parking lots.
- If we use existing heritage buildings fully, do we even need ANY new buildings?
- Historic interpretive panels that create walls, wind shelters in public plaza and along the waterfront.
- Do not support an arts centre on the waterfront – we have an arts centre.
- Support mixed use including retail and residential
- Maybe a bandshell like the New Glasgow Jubilee – that can be both indoor and outdoor with a rotating wall/stage mechanism.

July 5 2006 – 10:00 am
Golden Age Society, Goodrin Sparling, 668.3958; **Valerie Graham,** 668.5538
Elderactive, Bill Simpson, 633.5010
Yukon Council on Aging, Dorothy Drummond, 667.2215 or 668.3383
Phone: 456.7830

20 participants in private consultation session at Golden Age Society

- what about a Seniors Centre – we have seniors at both ends of this land and in units in between, we'll soon outgrow our current centre, and there are more seniors coming. We would like a space to have a bigger centre, to lawn bowl, play horseshoes, and just meet.
- Low buildings. Don't block the river. Greenspace is the most important thing to have.
- No buildings past the trolley line.
- Build a community centre.
- Build a series of smaller buildings with a diversity of uses.
- The government won't listen anyway, why are we even having this consultation.
- Uses that generate revenue. We need arts in the community but cannot keeping building multi-million dollar projects.
- Put one of the old boats down there. Maybe the Klondike. Who cares if it leaks.
- Are you going to subsidize artists to run a gallery that competes with existing businesses? There are a lot of artists. Which ones will get cheap space and which ones won't? Which ones will get to sell their art in a special gallery on the waterfront and which ones won't? There are plenty of artists who are spread all over the Yukon making a go of it out of their homes and home studios, without subsidies.
- Roundhouse is in a stupid place.
- This development needs to support itself. Especially the small buildings.
- 60% greenspace … it's a park!
- We asked for a seniors centre on the waterfront and they said no way, can't touch the waterfront and pushed us back to here. We've outgrown this space. If they're going to develop the waterfront now, we would like a new centre on it and that would be a good investment … they'd be investing in themselves, a few years down the road.
- We'd like to be on the waterfront and you know, there's only going to be more seniors.
- We use our centre 18 hours a day, 7 days a week. We're overflowing and unable to accommodate all the services that people are offering, and would like to attend.
- Build the 3-storey buildings along the clay cliffs where they don't obstruct the views. The riverfront should remain unobstructed. The riverfront is our history.
- We desperately need space, we're packed beyond capacity for crib, pot lucks, floor curling and other events. We always hope the inspectors don't come. We cannot accommodate yoga, tai chi, carpet bowling and plain old equipment storage. We're crawling down into the crawl space a couple of times a week and it's just not a good thing.
- A one-storey on the waterfront for Elderactive, Golden Age, Council on Aging and Pioneers … we need about 2500 sq. ft. There are a lot of us and there are only going to be more.

July 12, 2006 – 12:00 pm
Challenge
Rick Goodfellow
Phone: 668.4421

- When I arrived in Whitehorse years ago, the first place I went to was the waterfront, to find out what this place was all about. The first place I go to anywhere is the waterfront. Granville Island is wonderful. They've taken old buildings and the concept of old buildings. Also, the Historic Properties in Halivax. Glassed in food fair and market. Can sit inside or outside.
- Make it an active place and a tourist attraction. Arts, retail, bustling.
- Really like the idea of buildings creating outdoor plazas that become areas for activities.
- We need to create a real hub.
- At least one heritage warehouse – something that recreates / represents history.
- Envisioning one-storey with peaked roof. Wouldn't like to see 3 storeys but on the other hand, what's the difference?

- Don't want to see tin barns. Want a wood warehouse, maybe a bunch of lean-tos shoved together (like Granville) that capture the sense of the old, of the function of the historic waterfront – with large windows that can swing open for an open feel in the summertime.
- Go down to the pier. This is where the boats lined up, get the feel of what once went on down here. This wharf fed the rest of Whitehorse.
- Need to create foot traffic, create activity, reduce crime. That's the trouble with too much greenspace – with all the illicit activities going on, who wants to walk down there?
- Centre the waterfront development off Main Street to create a hub.
- One thing I didn't like in the Cohlmeyer concept is that there is way way way too much back alley activity, or concealed spaces.
- There was no discussion specifically on accessibility except that everything should be planned to meet Universal Accessibility Standards.

July 12, 2006 – 1:00 pm
RCMP
Corporal Grant MacDonald
Phone: 633.8627

- Lighting
- Emergency telephones
- Any development requires access for emergency vehicles
- The proposed wharf is a very long corridor to patrol
- How will access to underneath the wharf be closed off – needs to be something that can't be compromised (ie. a fence can be cut), perhaps like a concrete wall.
- Corporal MacDonald took a copy of the proposal and will send in comments on behalf of the RCMP.
- I would encourage developers to consider restricting access underneath the pier/wharf along the waterfront. This would ensure the safety for everyone down in that particular area as well as act as a deterrent to people who may wish to congregate in areas not visible to most.
- I would encourage developers to ensure adequate lighting is provided throughout the waterfront development area including along the banks of the Yukon River. This development encourages more people to traverse down along the river and increases the likelihood of accidents/incidents. I would encourage the use of Lower Pressure Sodium lighting in this area.
- I would encourage developers to take into consideration ensuring proper emergency access points for police, fire and ambulance. Situations involving a quick response do not want to be held back by access or long journeys to the scene.
- I would encourage developers to include the use of mirrors on the corners of buildings to provide users additional safety while walking near or around buildings along the waterfront that have sharp corners. An alternative to this could be the design of curved corners on the buildings in this area.
- I would encourage developers to ensure that the trees are set back from the waters edge so as to discourage youth and other curious seekers from climbing same and using to jump into the river as a form of entertainment.
- I would encourage developers to ensure they install an adequate number of bike racks in the area for those who may use this mode of transportation while accessing the buildings in the area.
- Will the pier/wharf be designed to allow access by our elderly and those restricted to travel by wheelchair?
- With the increase in foot traffic, will the roads have stop signs along First Avenue to ensure it does not encourage becoming a drag strip?
- Will there be emergency telephones in the area? Again, given the goals of this development, there should be.

TELEPHONE MEETINGS

Issues raised in booking consultation appointments that may or may not have been raised in written comments and/or meeting notes:

- Eroding bank edge and environmental impacts on the Yukon River
- Current proposal creates north/south wind tunnels and cold, shady places as opposed to sheltered, sunny places
- Public safety – defensible space principles
- Parking
- Creating identity – what is the Whitehorse identity? What do we want it to be?
- Site analysis
- Integration with Kwanlin Dun Cultural Centre
- Library – perfect public building and use for publicly-owned waterfront property
- Community hall – dances, meetings, weddings, community and organization events
- Family Resource Centre for parents and children programming
- Roundhouse – uselessness in that location. Move to Shipyards Park or turn into useful part of waterfront and build a new trolley shed in Shipyards Park.
- Trolley – only used 4 months a year, not a useful part of the city's transportation system, but effectively cuts already narrow waterfront into two narrower strips and thus creates a barrier to good development. Move trolley to First Avenue. Rename Front Street.

Yukon Environment, June 22, 2006
Chuck Hubert • Phone: 667.3696

- there are no wildlife values on this section of the Yukon River
- no wildlife or habitat concerns
- we will want to have comments on what happens in the water
- permits and water license will be required for the wharf, and that's where YTG Environment will get involved
- there should of course be consideration given to materials used for construction and especially the wharf, ie. creosote-free

Yukon Film Society, June 27, 2006
Andy Connors • Phone: 393.3456

- need a 100 soft-seat cinema / multi-use theatre for digital e-cinema.
- also need a screen at the front that drops down at front of stage. This would make the venue useable by other groups — concerts, theatre productions, independent dance presentations, etc. — because the screen lowers and raises in front of any sets that need to stay in place.
- it could be a black box theatre with an enclosed projection room that could also be the lighting and mixing board room for other productions.
- we only need it for 50 weeks/year, showing alternative film on Sunday and Monday nights.
- nothing fancy, know the designer in Toronto who has done quite a few of these and brought the cost down to $30-40,000

- Visitor Centre theatre only works when we offer films for free. It has limitations in design for many uses other than film and even for film, is set up wide instead of long, but the main drawback is a too-complicated user

system. Because the cinema is inside a government building, it is virtually impossible to use after office hours ... there's just no access after hours. Renovations to make accessible after hours could make it more widely useable.
- Another great space could be the Mason Hall
- Currently we pay $1000/month for 750 sq. ft. above Rose's Music. We also just invested our GST windfall in doing renovations and the space will fit us for a while to come. We receive core funding through Canada Council and Yukon government arts support (CDF).
- Should not be administered by the Yukon Arts Centre

Kaushees, June 27, 2006
Natalie Edelson • Phone: 668.5733

- Lighting, emergency phones with a direct line to police station

June 27, 2006
Sue Edelman • Phone: 334.3750 (c) or 667.4661 (h)

- most valuable land on in the Yukon is the Whitehorse waterfront as an opportunity for business and tourism.
- every inch of it should be utilized. We have enough green space elsewhere.
- trolley should be relocated. It occupies the best land and contributes marginally to its value. Why does it bisect the most valuable land? Should be placed on First Avenue.
- access to the waterfront is important and a wharf will help connect the City to the Yukon River.
- Support idea of cutting a hole through the White Pass building to provide a connection to the river at Main Street.
- feel that building use should be mixed, not just a space for non-profits.
- all great cities have a vibrant residential core. City should be encouraging residential development on the waterfront to help supplement activities on the site.
- provide additional recreational opportunities.
- would like to see a seafood restaurant.

EMAILS and WRITTEN SUBMISSIONS

From: Charles McLaren – Shadow Lake Expeditions
Sent: Monday June 12, 2006 at 9:28pm
To: waterfront village
Cc: Elaine Taylor
Subject: Comment on Arts & Heritage Village

Please forward this to the consultants doing the consultation process on the Arts & Heritage Village.

Of particular concern regarding this process is that the previous design work gathered, and ignored, the approximately 50% commentary that was against the project (see initial synopsis in the report). Further, the proponents proceeded with design, although they reportedly have claimed that the comments from consultation were not collated or properly recorded. If so, what did they base the design on? Hopefully the current work will not be so biased or careless.

Attached please find a commentary submitted at the last go-round. The 50 questions in this letter went unanswered, yet many have been echoed by what seems to be a majority of the public. In fact, many had already been made at the first consultation meeting, and as noted above, ignored.

The only second hand response I am aware of is to the effect that Whitehorse has "waterfront from the Lewes River Bridge to the Takhini Bridge, so why worry about this stretch". Well, because it's downtown, and therefore crucial to the future development of Whitehorse.

To put it in simple terms, the current plan calls for about 22% of the proposed building area to be public access, with the rest being used for special-purpose, private closed functions (ignore the "we'll rent it for meetings" - really!). In a typical City block, that means that only 1 1/2 storefronts would be open for business, the rest would be closed. Picture Mac's and Photovision as the only public-access stores on that side of Main Street for a block and you'll get the picture. And this is to attract people to the waterfront?

I recognize that design can be a subjective field, but this process has not followed commonly accepted design practice. No planner seems to have been involved, the consultation was seriously flawed and the design has ignored the site, climate and cultural characteristics. Of course, what do you expect when you sole source $60,000 (Rick Karps' number) to someone?

Many senior bureaucrats across a variety of departments privately recognize that this is a seriously flawed initiative and shouldn't be supported. I suppose the fact that it's still proceeding is a testament to the perennially strong arts lobby in Whitehorse and the desperation of the

Chamber of Commerce to keep downtown alive. This project certainly won't do that.

Charlie McLaren
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web: www.shadowlake.ca

January 28 2006

Yukon Arts & Heritage Village: One Public Voice !n Opposition

Whitehorse has become a precious little town in the past twenty years. When I moved here open debate, nay, even constructive criticism, was accepted. That time is long past.

When special lattes moved in, open mindedness moved out. Today, to voice a criticism is to become a pariah, perhaps to be stoned or sent forth into eternal darkness. Whitehorse has become special, able to pat itself on the back almost continuously no matter the reality.

Even worse is to voice a criticism if you might actually be qualified to judge something. Then your opinion is just sour grapes or jealously. However if I want to know what condition my wiring is in, I call an electrician, who can actually sort through the maze of cables and give me a meaningful opinion.

Sometimes you need expertise to accurately review the condition of something or forecast results. Such it is with massive physical developments foretold only by blueprints or a small model.

Whitehorse's newfound precious nature, and the great sense of entitlement many feel nowadays is why I wouldn't think of voicing a criticism of the Arts & Heritage Village Plan unveiled on January 26. However, I feel moved to ask certain questions.

Perhaps what moved me was when I was eavesdropping, and a citizen questioned the usefulness of buildings perhaps fifty feet wide. The architect condescendingly said, "that's just your opinion, and my opinion is different". That's not an answer to a valid question, and it's certainly not consultation. The architect then went on to make comparisons to Barcelona, a major city in a Mediterranean climate.

Or maybe it was when one of the City planners replied that it was "just change", implying that anyone who didn't go along with the design was a stick-in-the-mud.

Change can be good, if it's good change. So far, the public has mostly heard from cheerleaders for this project. Perhaps citizens and taxpayers need another viewpoint before they can judge if this is a good development for Whitehorse.

Being an architect, I'm well aware of the uncertainties that should be expected at a schematic design stage, but I'm also knowledgeable about what questions should have been asked by the proponents, and which issues should have some clarity before proudly proclaiming the validity of a project.

The presentation and the Development Plan Report have a number of internal contradictions and unsupported assumptions. In fact, a lot of the arguments seem to rely heavily on the "if we repeat this enough, people will believe it" theory. Unfortunately, repetition doesn't make something true.

At present, I believe there are some gaping holes in the arguments presented in favour of this project. Many important questions of use, contribution to the City centre, technical feasibility, cost and other factors should have been tested at this stage, and have not been.

I believe the Yukon Government, the City of Whitehorse, Artspace North and the Chamber of Commerce owe us some answers. The format I'm going to use is a brief summary of a particular issue, noting the aspects that have been swept under the rug up until now. Then I'm going to ask a question, numbered for convenience, so that the proponents can reply accurately. A couple weeks should be lots of time for answers.

Note that a lot of these questions are interrelated and one affects another. Combine the answers to get a picture of the whole.

At the end of the questions, I will voice my personal opinion, but everyone should make up their own minds after hearing both sides of the debate. It's important that if you have feelings on either side of this development that you make your opinion known, or it seems it will simply bull ahead unchanged.

I should add that while working in Vancouver, I spent two years at an office on Granville Island, one of the comparative case studies used in justifying the Arts & Heritage Village. More on that later, as it's influenced my thinking on this matter.

First, let's talk demographics. Whitehorse has a population of 23,000. The case study comparisons include Winnipeg, at 702,000 people, and the Greater Vancouver Regional District at about 2,156,000 people. Whitehorse is only 3% the size of Winnipeg.

I'm willing to grant that Whitehorse has a higher per capita portion of artists and performers than many small communities. I also believe that an arts community is important in any culture, but I don't agree that it can be considered, or supported, in isolation from other factors.

The Report has no market study to justify the project. Instead of a reasonable "we need this", it starts from "we want this", an entirely different proposition if taxpayers are funding the development. The following questions, and many more, should have been answered initially.

Question 1: How many participants in the arts are expected to partake in this project? Although arts groups are named, no justification is given in terms of the number of people who may be actual users. A breakdown on a daily basis for each facility would be useful.

Question 2: How frequently will each of the special purpose facilities be used? Daily? Weekly? For how long each time?

Question 3: How many artists or performers has a city of 23,000 produced capable of working at a regional level of ability? Would they be noticed on a Western Canada scene?

Question 4: At what level of artistic ability or participation is it reasonable to construct a special, single-purpose facility for an arts group?

Question 5: Other than participants, how many onlookers or "shopper equivalents" are projected to find the project valuable and visit some aspect on a frequent basis?

The answers to these questions should give us some idea of the justification for providing each arts group with it's own venue. If there are many qualified artists, with the expectation of more to follow, perhaps it's worth it. If most are hobbyists who would be just as well practicing their singing in the shower, you might have reservations about this project.

The next questions deal with the actual use and users. About 22% of the project is supposed to be commercial, with 78% being various arts venues or service spaces. Most of the venues would not be public access other than minor sales outlets. They consist of a special choral practice area, the Yukon Music Teachers occupying a practice and teaching space, dance practice studios, and the like.

The common element in almost all of this 78% is that it's not public. Joe Public may, or may not, be allowed to wander in and observe the dancers. My guess would be not. Joe might leer at the dancers. Most of the spaces would also have few windows, as privacy or acoustics would dictate otherwise.

Question 6: Given that most spaces are probably restricted access, is it reasonable to dedicate the riverfront to a few?

Question 7: Could this project be considered elitist, as it occupies important public land without commensurate public benefit? I know, I know, but we'll deal with the benefit question later.

Question 8: If 78% is not public, it limits the vitality and attraction of the area for the general public. What rationale do you have for creating an exclusive-use dead zone in the heart of the City?

The answers to these questions would give us some idea of the justification for the location. The following question is related.

Question 9: Since most of the projected uses are support facilities for a performing arts venue, would it not be advantageous to group them at the Arts Centre? I recognize that many artists still feel hard done by with the location of the Arts Centre, and that the riverfront is sexier. Get over it.

In this Age of Entitlement, everybody wants his or her own special space, defended against all reason and costs, and that's nowhere more apparent than in Whitehorse. The various debates on subdivision and residential development were apparently only the tip of the iceberg.

Question 10: Has the possibility of multi-use shared spaces been investigated? What is the justification for each group having dedicated space that may be infrequently used?

Much is made of the intrinsic value of arts spaces, in and of themselves. That's true to some extent, but inert arts training space doesn't have to be in the centre of the community. The justification given is the vibrancy and attractiveness it will give to the downtown core, and the related increase in tourism and business.

This development is supposed to get the riverfront just humming with activity, generating traffic like a downtown magnet. Or is that a dark hole? Most spaces are, as above, restricted, or "dead" to the public.

The report notes that "the dominant goal for the Village is that it becomes a real social and recreational downtown "hub"...at nearly all hours, in all seasons..". Yet, the Report also states that this vibrancy will be achieved by "a steady traffic of parents, participants and onlookers".

Wow, these are big assumptions! Let's question them.

Question 11: I'm personally not going to be an onlooker at little Billy's music class. Again, other than the 22% of commercial space, where's the attraction to the public?

Question 12: Where's the attraction to the tourist other than a minor assortment of craft shops, occupying minimal floor space?

Question 13: Most of the gallery space will probably operate on regular hours. The Arts Centre Gallery has some great shows, but it's not exactly open "all hours". Private gallery space usually isn't either. Where does the "all hours" attraction come from?

Question 14: How does the "all seasons" attraction work? I notice that The Forks advertises hay-rides. We won't be doing that here. Subsequent questions deal with seasonal use in greater detail.

So far we've dealt with the Arts portion of the title. The Heritage portion is apparently represented by a regimented adoption of the old warehouse style once common on the riverfront. I guess someone liked the archival photo, as no matter the use, the building style and size remains the same.

Let's question why, but before we do, remember that we have a building like this downtown already. It's the Tourism Business Centre. Picture a steep peaked roof to make it taller, turn it sideways to block the river, and in one case, layer it two deep. Do you like what you see?

Question 15: The warehouse form was appropriate for the use of the day, in the 1930's. How suitable is that form for the different uses proposed? Or is this the square peg in the round hole?

Question 16: The width of the buildings is quite limited due to the depth of the site between First Avenue and the river. Narrow buildings are often inefficient and restrict suitable uses. What is the projected efficiency for these buildings, and do you believe they would have sufficient flexibility for reuse to other purposes?

Question 17: Narrow buildings also pose problems for mechanical systems and energy efficiency. Comments?

Question 18: The buildings will be quite tall, certainly higher than the Roundhouse. With the length proposed, they will form a physical and visual barrier to the river. Is that acceptable?

Question 19: Many larger communities have just gone through the exercise of tearing down buildings such as this, which blocked waterfront access. New Westminster and several other communities come to mind. Are you really, really sure this is a good idea? Can we learn from the history of others?

Question 20: If the buildings could be thought of as restrictive, doesn't this foreclose future opportunities? Is this wise?

There should be answers to these questions at a schematic stage. In fact, one answer was readily trotted out at the presentation, and it was the transparency of the buildings at some street ends, which would make everything okay.

Remember, around question 6 we established that many training spaces would have limited windows, so we're really talking long blank walls with expanses of glass on each side of the building at a few street end locations.

We don't have to accept the pat answer, or guess, because we have two examples of the reflective nature of glass, and interior fittings, on a building with glazing both sides. While you're at the Tourism Business Centre, check out the entry. Or better yet, go to Third Avenue and look through the Law Courts.

Not quite the same as good old air, is it? On to the questions.

Question 21: The Report states that these buildings will be "remarkably transparent, and allow almost perfect vision of what is beyond." Having performed the experiments noted above, could you say that again with a straight face?

Question 22: Explain the costs of heat loss and associated comfort factors of a space with double glass walls perhaps sixty feet long.

Question 23: Given uncertain soil conditions, explain how brittle glass of that expanse will function with building movement.

Gosh, we'd better get on to some of the site and context questions.

Question 24: A lot of assumptions are made about soil conditions. Will there be a drilling program to back them up before this goes much further?

Question 25: Those narrow buildings are positioned to intrude on the river's edge. Comments are made about piling in the river, but at the least, sheet piling along the edge will be required. The Report notes that the Steering Committee instructed the designers to stay away from DFO or other approval agencies. Why? Don't you think you'd benefit from getting an indication at this stage of how this project might be received?

For those who haven't seen the plan, the long, narrow warehouse forms will be aligned north-south, double deep at MacBride Museum. A wharf over the water will parallel an internal walk along the trolley track. There are no references to provisions for climate or other factors. Let's question this to find out if the site planning works.

Question 26: The design has every appearance of being a cold wind tunnel, severely limiting use of the wharf and trails much of the year. How will this be dealt with?

Question 27: The buildings will create deep shadowing on the wharf and a portion of the walk. Do you consider the resulting space attractive and useable "in all seasons"? What effect will the shadowing of the river have, and will you contact DFO and others in this regard?

Question 28: Without night-time uses, and eyes on the hidden places, is this safe? The Report refers to the wharf as a place for "hanging out". We've had that experience. Has the RCMP been contacted and offered an opinion on this design?

Question 29: How will emergency and service access be provided? How does the fire department fight a blaze on the wharf side without endangering themselves?

Question 30: The plans show lots of roof and pavement, yet Yukoners value their natural spaces. Where is there consideration for green space near the foot of Main Street?

Question 31: Courtyards, plazas, and piazzas are found over the centuries throughout many cultures, and are appreciated as spaces that offer a sense of enclosure, community, comfort and climatic protection. Despite the cute sketches of people hanging out, there are no spaces in the design that offer this type of experience. Why not?

Question 32: No provision in this area has been made for a natural river edge that people can reach. Why not? Is a provision blocks away deemed sufficient?

Question 33: On a more general note, the design seems to be a totally urban experience. How does that relate to Whitehorse, and is urbanity the message we want to project to others and ourselves?

Question 34: There is no focal point to the development. Instead it's an amorphous experience that you kind of drift in and out of. Is this deliberate and do you think it works well?

Question 35: Gosh, I thought I'd never see a report that had the gall to state that RV parking could be accommodated at Wal-Mart! Are you really serious about that? I presume the trolley is the transport mechanism once you accept more Wal-Mart RV parking?

Question 36: The presentation stated that street angle parking would "double the parking capacity". As opposed to what, the street angle parking we have now?

Question 37: Given that I don't think this development will attract a horde of visitors, it may be a moot question, but you've reduced parking while providing new buildings and space. Is that realistic, and is it By-Law complaint? Buses are apparently also discouraged, contradicting the supposed tourist appeal. Aren't buses considered more efficient transit?

Question 38: The MacBride Museum portion seems to be forcing the issue and has to be inefficient and costly for operation. Why not just bite the bullet and relocate the museum to a better site at a wider point on the waterfront, farther north?

We won't talk much about technical issues, as many can be solved at a later phase if necessary. It is a good idea to have an idea of basic practicality at this stage. Let's ask just one question and see if there's an answer.

Question 39: The wharf is suggested as a large cantilever over the river, and the Report acknowledges that to accomplish this, the wharf and building floor have to be one. Essentially, the building 'holds down' the wharf from tipping into the river. This means that the structure must be continuous without a thermal break. What are the physical consequences when it's minus 40 on the wharf and plus 20 inside?

A lot of justification for this project seems to come from pointing to successful projects elsewhere, like Granville Island (where I worked) and The Forks in Winnipeg. But are those comparisons valid?

Question 40: Given that Whitehorse is 3% the size of Winnipeg, are the comparisons valid and do you have data indicating that this assumption is reasonable?

Question 41: Are there any comparable projects in towns with a population of 23,000 to 50,000? The North Peace facility referenced is inappropriate as it includes their library, Arts Centre and facilities that

we already have in other locations. Give us one example of a town with 23,000 people where a project with this composition and scale has been successful.

Question 42: And it's a good one. All of the referenced comparisons are founded around large public attractions such as a Market or shopping. In essence, the art developments are relatively minor components that might be considered to ride on the coat tails of the commercial draw. Without the major public anchor attraction, how can you consider these valid comparisons?

From my experience, people came to Granville Island for the Market, other shopping, the restaurants, the Bay of Pigs (as we called the Granville Island Hotel, which had something to do with the stockbrokers that frequented the bar), and a couple of the theatres. The theatres, of course, were programmed most nights and didn't sit empty for weeks at a time waiting for a new production.

The arts facilities, including the galleries, Emily Carr and other spaces were interesting flavour, but would not have brought people to the Island on their own. In addition, most galleries had sizeable sales fronts, as opposed to the private training spaces proposed for our riverfront. They also closed at night, adding nothing to the nightlife.

The referenced projects did create new attractions for tourists and locals alike, and could be said to have been catalysts for redevelopment in their areas. Unfortunately they are not at all like what's being proposed for the Whitehorse riverfront, even if you stretch reality.

This brings us to finances. I'm probably not the person to investigate that issue in depth, and at this stage a lot of the projections are guessing anyway. The three-year recovery seems pretty optimistic, but perhaps that matches the rest of the proposal.

Question 43: I'm having a hard time accepting some of the revenue as genuine, since a lot of the groups rely to some extent on government funding. Isn't that more like recycling tax dollars with a constant drain on taxpayers? It seems like the "robbing Peter to pay Paul" principle.

Question 44: This is the old question about using tax money to compete with the taxpayer. I think the arts should receive some support for the formative aspects. But when it comes to sales, shouldn't everybody be equal?

Finally, let's ask about how this is all being accomplished and the process.

Question 45: The Steering Committee should have been asking these questions, and hopefully has immediate answers. What sort of 'reality check' does the Committee use so that wishful thinking doesn't get out of hand?

Question 46: Do you consider that due diligence and appropriate rationale and justifications have been achieved on this project?

Question 47: Often, a costly model like the one presented January 26 isn't done unless the proponents are pretty sure they're going to get their way. How much of this is a quietly 'done deal'?

Question 48: About half of the comments from the November Open House expressed concerns, which have apparently been ignored as the current plan did not respond to them, make allowances, or explain why they were not addressed. Why is that?

Question 49: The media commentary provided by City personnel on the January 26 presentation was all happiness and light, giving the impression that everybody loves this proposal. But most of the people I overheard at the presentation, and talked to since, have serious reservations. Could there be an inherent bias in the reception of public input? Has political direction been given?

Question 50: Given the success of the arts lobby in getting their way in Whitehorse, what would the opposition count to this project have to be to get it stopped? Two to one? Four to one? And how do you measure that?

Well, fifty questions are probably enough. If the Committee and Consultants have done their homework, we should be getting convincing and logical answers in the suggested two week time frame.

Okay, some of the questions are a bit unfair. I don't think there's any way they can make a valid comparison of this project to Granville Island or The Forks, but hey, they started it.

I said I was going to voice a personal opinion, and here it is. I think this is a simplistic, completely elitist and entirely self-serving proposal, put forward by people who feel they are very special, and believe they are entitled to extraordinary treatment at taxpayer's expense.

At best, I'd accept that the proponents are simply ignorant of the broader ramifications and costs this project would have for the downtown and riverfront. At worst, I'd guess they don't care much for their neighbours or the greater community good as long as they 'get theirs'.

In either case, this project could create a Dead Zone on the riverfront worthy of a Stephen King novel, and future generations will be paying to tear it down. Sorry to be so blunt, but I don't think the Emperor is wearing any clothes, and it's winter. Someone has to point out the other side. Please send hate mail to the media outlet of your choice.

For those who may be opposed to this venture, I strongly urge you to investigate the project, make up your own mind and submit written concerns. Democracy doesn't just happen on Election Day.

Regards,

Charlie McLaren
MAIBC, MRAIC

June 16 2006

Riverfront Design Public Comment

Anyone concerned about the future of the Whitehorse riverfront should make every effort to contribute to the ever-so-brief three-week consultations currently underway.

Unfortunately, how much good that contribution will do might be open to question. At the same time that consultants are receiving comments on the proposed Arts & Heritage Village proposal, there is a YTG request for proposals on "Geotechnical Assessment, Design Options and Preliminary Design Recommendations" for the "Whitehorse Main Street Wharf".

In simple terms, before the government has received your opinions, they are moving ahead with work that is termed "a critical step towards the detailed design of the Main Street Wharf".

Most people would probably agree that gathering information is a good idea, and that a wharf is a valid option. If that seemed to be all that's happening, I would express no concern.

Here's the unfortunate part. Two of the three design options requested are based on the wharf and long, narrow building locations presented in the Arts & Heritage Village proposal. And if a wharf is all we're talking about, why refer to the building loads, and show the "proposed two storey buildings" that should be considered during design?

The request notes that final building locations, loads and footprints may change. Fair enough. But the request essentially limits the investigation and design work by noting the "footprint areas are intended as outside perimeter guidelines". In consultant-speak, this usually means that YTG has a pretty definite idea of what they are going to do. Don't think outside the box.

Since the Arts & Heritage Village consultation isn't complete yet, I wonder what the rush is? There's lots of time to design over the winter.

If YTG is open to public opinion, why have two of the three geotechnical designs based on a report many people opposed? Is YTG willing to waste two thirds of the design fee on something the public may reject?

Or is the fix in? Are the current public consultations being carried out to appease the public's desire for input, while YTG proceeds with what they want anyway?

Another option might be simple bungling or political ineptitude. Who knows? Unless this assumes a more logical sequence, it's squawking and waddling, so I'm calling it a duck.

I may be a simple guy, but a more logical approach would be: One, do the consultation; Two, tell the public what the results were; Three, get the essential, unbiased geotechnical information; and Four, get a design done that goes through a public review process.

The whole Arts & Heritage Village proposal has operated on the basis of a special interest group getting a design done first and trying to run with it. Not with my money you don't.

Maybe this is more innocent than it seems, but it bears watching. And consider any explanations very carefully.

I'll take one parting shot at the Village proposal. The proponents have been extolling the virtues of 22% of the space being open to the public for cafes and the like. This ignores the 78% that you and I can't use, on our waterfront.

Picture the south side of Main Street between Second and Third Avenues. You can only go into Mac's and Photovision. All the other stores are closed to you. Is this what you want on the water?

Charles McLaren MAIBC, MRAIC

January 14, 2006

Hon. Elaine Taylor
Minister of Tourism and Culture
Box 2703
Whitehorse, Yukon

Dear Minister Taylor:

Re: Arts and Heritage Village proposal

MacBride Museum supports the development of a downtown, multi-purpose facility on the waterfront. We would like to clarify some information we understand to be in the report to Government.

Representatives of the Museum met with consultants Al Baronas and Steve Cohlmeyer in November 2005. We were very impressed with Mr. Cohlmeyer and his understanding of the type of development that would enhance the City waterfront. MacBride is interested in exploring possible use of the space in the planned Arts and Heritage Village on the waterfront. We would like to illustrate the industrial history of Whitehorse as well as the stories of the individuals who built our Territory. This would be a partnership with Jim Robb, which we understand has been mentioned to you in the past.

We are extremely pleased to be working with you and with Canada on the 2006 expansion project on the Museum-owned site. With your assistance on the capital project, MacBride is able to offset the operations costs by the reductions in costs associated with storage of our collection off-site. With the Arts and Heritage Village, the only way MacBride could participate would be if we received additional operations funding from Government to pay rental fees and possibly additional staff costs. MacBride Museum representatives felt that we made this very clear at the meeting with Mr. Baronas and Mr. Cohlmeyer.

MacBride is concerned that there has been a misunderstanding. MacBride staff saw the draft report just before it was due and felt it did not adequately reflect our discussion with the consultants. It included the Museum paying rent at approximately $32K/year. We wrote to the authors of the report to express concern about this and we now understand that the Museum paying rent is still included in the proposal and costing. Again, this would only be possible with additional government funding and we want you to be aware that the total costs for the project do not reflect this necessary increase in O&M, should the Museum be a partner in the Village.

The lack of attention to parking is also a serious concern. In the past two years MacBride Museum has been negatively impacted by the relocation of the train shed which substantially reduced the RV parking in front of the building. In 2005 all the street parking across from the Museum was barricaded for work on the train shed yard. It is imperative that visitors and local audiences have access to the existing downtown businesses and the proposed Arts and Heritage Village. We understand from the report that the City does not want parking on the waterfront but provision for parking is crucial and cannot be ignored.

This project has an interesting mix of participants and has much potential to benefit all of Whitehorse. At this stage, we would appreciate further information including a copy of the final proposal being made available to all the potential partners who were interviewed.

We appreciate your ongoing support for MacBride and look forward to working with you in 2006 on all our projects.

Thank you for your consideration.

Sincerely,

Kerry Wahl
MacBride Museum Chair

From: <bjmorrison99@northwestel.net>
Date: June 15, 2006 7:20:55 PM PDT
To: "WaterFront.Village" <waterfront.village@gov.yk.ca>
Subject: Waterfront

Why is input being sought now when many people in the Territory are either not in town or extremely busy during this very short summer season. Most people are back in town in September and life is much more scheduled at this time. Could it be that there is an election in the offing? This is a poor reason for scheduling such consultation during the a very busy time for Yukoners.

I listened to a reporter on CBC today describe the dismal turnout for the Dawson City election today. She began to canvass locals to find out why there was such a poor turnout. She was repeatedly told that Dawsonites are not in Dawson at this time of year. This is surely not rocket science? Although we do not live in Dawson many Whitehorse residents are out of town or leaving town for work, holidays, etc. etc.

I have looked at the model which was at City Hall for some time and I have also looked at the online information about the proposed Waterfront developoment. I'm not sure why none of the streets or significant buildings are marked or indicated as it is very difficult for the ordinary person to tell what is where??? Surely the streets and the White Pass building could be indicated? It really isn't easy to figure out where things are and thus how can one make a comment on the proposed development?

Please,please, please, DO NOT put those 'warehouse' buildings on the waterfront to block the view and take away the 'open space' feel along 1st Avenue and the river. Most people love to look out to the river and the existing view enhances this. I can't imagine the reason for putting these long 'box-like' taller buildings on the edge of the river. They do not have any asthetic appeal and are not in keeping with the other buildings along front street. They may indeed represent buildings which once stood there but they were there for functional reasons and the need is no longer there. They create poor pedestrian pathways, block much of the area people like to walk on and generally detract from the feel of the area.

The smaller existing buildings could be used for cafes, art shops, small retail operations, etc.

Thank you.

From: Chris Dray [mailto:cdray@yac.ca]
Sent: June 20, 2006 9:34 AM
To: Jack Kobayashi
Subject: Progress

Hi Jack

How's the consultation going? I have not been able to drop by the tent... very busy getting the Fair and other programs up and running.

Would you like to meet with "the proponents" this week?

Yesterday I wrote a nine part series of articles on planning issues related to the Village. They will be published by the Yukon News starting Wednesday. Hopefully they will help to inform your process and get people to participate. Here are the topics...

1 *Who is Artspace North and what do they want?*
2 *Subsidize rent for non-profit organizations.*
3 *New construction vs. rehabilitation of old buildings.*
4 *The best location in town*
5 *I don't have time to read studies... give me the short story*
6 *Sustainability and self sufficiency... blah, blah blah*
7 *Politics... caught between a rock and a hard place.*
8 *Heritage buildings as office space... what a waste!*
9 *Fair competition Vs. public good*

I know there are other concerns about not blocking river views or the design and placement of buildings. I'm not concerned about that sort of stuff... those concerns can be resolved by a clever architect. The other concerns are the ones that will most affect a funding decision by government.

Regards

Chris Dray
Executive Director
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From: Chris Dray [mailto:cdray@yac.ca]
Sent: Thursday, June 29, 2006 12:18 PM
To: Tony Zedda; Jack Kobayashi
Cc: Chris Sorg (home)
Subject: next steps

Hi Tony and Jack

Chris Sorg and I met this morning to review our discussion with you earlier this week. Our goal for the meeting with you was to give you the back story on how the Village concept emerged. We could sense your relief in knowing that ASN was open to a new approaches to the project.

We will write you a two page summary of how we could see the project re-conceptualized. You will no doubt have other suggestions and recommendations, but when asked "what does ASN think about changes to the original proposal" you will have something in writing to refer to.

The short version is as follows:

1. develop a wharf that extends one block either side of Main Street and re-create warehouse type structures as part of the wharf to create interior space.

2. create a plaza in the space behind the train station and between the two warehouses.
3. on one side, use the warehouse structure as a 200 seat theatre and foyer space large enough to use as community meeting space
4. on the other side, use the warehouse structure for an "arts market" of commercial and artist run spaces with cafes etc.
5. take the art education studios and relocate them to another part of downtown... for example: develop the Wood Street School or the City Public Work Building on Fourth, or Kwanlin Mall, or some other existing space, as a music, art, dance and theatre education centre...
6. defer any additional museum exhibition space and focus on exterior heritage installations and displays
7. We request that YG and City commit to work with the business and cultural community to prepare a strategy for the development of cultural spaces in the city core.

Ok?

Chris Dray
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From: Joseph Trerice
To: 'Chris Dray'
Cc: csorg@yukonbooks.com
Sent: Tuesday, June 27, 2006 4:32 PM
Subject: RE: letter

Chris…as a very concerned citizen of Whitehorse, I certainly have time to defend my community from proposals such as Artspace North conception of the waterfront and the financial future of my community.

I am a little miffed that you presume that I am not an informed businessman. Do not presume that you have the only opinion that matters. I have had a day of people phoning me in support of my letter and also had one individual that I had never before met drop into my office and thank me personally for my letter. There are a lot of fellow citizens out there that are, as the character in the movie Network stated, " I'm Mad as Hell and not going to take it anymore" With respect to the Street Fair. I have to say I guess I was misinformed as I see that your society has been able to secure government funding in the amount of $130,000. From the results I see with respect to increase or decrease in business in the downtown sector, I would say it has been a financial failure. But that has never been the concern of the artistic community.

With respect to the Cultural Industry Labour Report, well of course there are more people working in the cultural sector. The governments of the past 20 years have done their best to drive out private industry such as the mining industry. When I grew up in Whitehorse, the economy was bustling with people actually doing a full days work for a pocket full of money. The community got together and built the swimming pool. Not with government handouts as we have now been accustomed to, but by sweat equity and pride and private donations. There is no pride in the buildings you are suggesting, these are not being built by a community, they are being built by bureaucrats that never had to worry about their own personal paychecks or where the money was going to come from and of course once they are built, how they are going to be maintained. The gravy train from Ottawa can be cut off at any time.

As far as the so called decline of the resource sector, I don't know where your have been, but the

mainstay of this country called Canada has been the resource sector. What do you think built this country, the Ted Harrison's, Margaret Atwood's. No it was built by the Tom Dick and Harry's that searched for the minerals and the oil and worked the land so that the Ted Harrison's of the world would have something to paint about and the Margaret Atwood's something to write about.

The comparisons that you make to Granville Island and Winnipeg Forks doesn't hold water either. Sure the work that has been done in these areas have revitalized that part of their communities, but in case you haven't noticed, downtown Whitehorse is not dieing. All the business I see downtown and thriving quite well. Certainly they could use more business, that is what being in business is all about, more profit. Believe it or not, profit is not a dirty word. I suggest the vision of Artspace North of huge buildings mostly consisting of non-public access areas, would do more to kill downtown Whitehorse than the Wal-Marts and Canadian Tires ever will. Vancouver and Winnipeg have more than one business section in their communities and also have around 700,000 people in Winnipeg and over a million in the Vancouver area. There can be no way these communities should be used as a comparison.

Chris Sorg did stop by my office and he tried to make a case of the cultural/artistic ventures in other communities he has visited in the US. He indicated they were often the mainstay of the communities. I cannot argue this factor. I was recently in a California town called Chambria. This town is on the West coast of California near San Simeon. It was a very beautiful community full of artists studios, restaurants and antique dealers, very much the economic vision you have of the waterfront. And they were all doing a very brisk business. The big difference was, that they were privately owned and operated by the artists. Financed totally by the artist and through the works they were selling. They were not financed by the taxpayers through the government coffers. They relied on the quality of their work and the pride that they accomplished this on their own not on the backs of their neighbors and fellow citizens.

As far as the other references you passed on in this e-mail, I am not totally ignorant of works that suggest that the cultural societies can be beneficial to the communities, but for every theory, there is always an equally qualified individual that can argue the other side.

So Chris, I want you to understand that I am not attacking you are anyone personally. I am however attacking the concept that has been proposed and that I and a lot of other citizens of Whitehorse are very concerned with. We as a community have spent the last 20 plus years living on a false economy created by mismanaged governments. I and many others want our community back before it is bankrupted by projects such as are being proposed.

From: Chris Dray [mailto:cdray@yac.ca]
Sent: June 27, 2006 12:47 PM
To: Joe Trerice; Joe Trerice
Cc: Chris Sorg (home)
Subject: letter

Hi Joe

I enjoyed reading your letter to the editor in the Star last night. Since you've got time to write letters I though you might also have some time to do a bit of reading. People who know you tell me you won't change your mind, but a little information may assist you to better understand what cultural economic development is all about.

I asked Chris Sorg to drop off a copy of the economic evaluation done by YG on the Street Fair last year.

As you will see, there was an economic benefit to Main Street retailers, although I'm sure it didn't help you to sell more insurance.

Chris will also pass on a copy of the Cultural Industry Labour Report... as of three years ago there were more people working full time in the cultural sector in Yukon than in mining, forestry, oil and gas and agriculture combined... and thats not counting bureaucrats like me.

The Arts and Heritage Village was proposed as an example of economic development infrastructure. Before the decline of the resource sector, government used to invest in mine roads and power dams. As the cultural economy grows, governments in Canada and the US are investing in cultural infrastructure like Granville Island, Winnepeg Forks, Distillery District... the list is very long.

You may think the Village is a "fantasy". I would agree with you that the Village project will not go ahead as proposed, but I feel sure that we will see an increase in cultural spaces on the waterfront and in the downtown area over the next few years. It will happen because its happening everywhere else and its good for business... but don't take my word for it.

I think you would enjoy Richard Florida's **Rise of the Creative Class**, or his more recent **The Flight of the Creative Class**. Another good read is **The Creative City** by Charles Landry.

Most of the context for ASN comes from the **Creative Cities** movement which is now well entrenched in larger cities... and sure... we are a conservative little town that follows trends rather than sets the pace. Creative cities is a trent that we are already starting to follow in community planning. Zoe Morrison at the City Planning is keeping up with Creative Cities and can pass you information.

Donald Soby of Empire Company, one of Canada's leading business men, visited the arts centre this year. He expressed interest in what we were doing downtown with the Arts Underground. I explained that we were working with some forward thinking business owners to introduce a new concept to the community, that a partnership between culture and business can increase the economic viability of the Main Street area. He smiled and said... "do you really need to explain it to them? These days, art means business".

Chris Dray
Executive Director, Yukon Arts Centre Corporation
Box 16, Whitehorse, Yukon, Y1A 5X9
Phone: 867-667-8577 Fax: 867-393-6300 • cdray@yac.ca www.yukonartscentre.org

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From: Don Murphy [mailto:dmurphy@northwestel.net]
Sent: Sunday, June 18, 2006 3:26 PM
To: WaterFront.Village
Cc: Glenn.Hart; Elaine.Taylor; mayorcouncil@city.whitehorse.yk.ca; todd.hardy@gov.yk.ca; arthur.mitchell@gov.yk.ca
Subject: consultation on Arts and Heritage Village

Dear Waterfront Village consultation facilitators,

We appreciate the opportunity to have input into the proposed Arts and Heritage village concept for the development of the City of Whitehorse waterfront. We submitted comments to the newspapers and various agencies during the Winter 2006 'public discourse' which mainly focused on the proponents' inaccurate and misleading comparison with Granville Island and we would now like to elaborate on other aspects of the proposal.

We fail to see the rationale for believing that people other than the arts community will be attracted to the day-to-day activities and facilities as proposed for the Arts and Heritage Village. Dance practices will bring to the area the dancers (and whoever drives them), but practices will not be open to public viewing, so what is the attraction there? Ditto for the choral hall… We are active patrons of the arts but even to us the activities that will be open to the public (watching potters potting, carvers carving and painters painting, etc.) seem to have a somewhat limited appeal. A theatre with frequent performances throughout the year is an idea with merit as it would bring people to the downtown in the evenings. The other components of the village, with the possible exception of the expansion of McBride Museum, will have limited appeal to those outside the arts community – and hence we fail to see how this village will become 'a real social and recreational hub' to anyone other than the arts community.

We have reservations about the 'warehouse' heritage design. The long, narrow, wind-parallel 'sheds' will become wind tunnels and block visibility and access to the river. The wharf will be cold and dark in the afternoon because of its lack of orientation to the sun through much of the day. We feel that any design should maximize any opportunities for sun and warmth. The original buildings of the waterfront which the proponents would like to re-create reflected the needs of the shipping industry; this design is incompatible with people's leisure time enjoyment of the waterfront throughout the year. In addition, because of winter climate, the public outdoor spaces will not be utilized much of the year. Has there been any thought given to a public indoor space that could be used in the winter as a meeting/gathering place?

With 56% of the space dedicated to arts groups, the proposal hardly 'welcomes and facilitates a wide range of uses'. The Waterfront is a superb location and should include facilities that appeal to, and are relevant to, the whole community, not just one segment of it. A beautiful and expanded Whitehorse Public Library, with activity rooms for any community group and appropriate parking, would be a welcome addition. Has anyone checked out the award-winning Haines Public Library or the beautiful Juneau Public Library – both central, accessible facilities that are well used by the community? A recent survey by Yukon Family Services Association has highlighted the need for a Family Resource Centre where parents and children could come for a variety of programs. There is currently a lack of affordable and appropriate space in Whitehorse for family programs of this type. A public farmer's market, public washrooms are other ideas that would make the waterfront area truly 'mixed use' and a place for all people of the city. We imagine that there are other public and private sector (excellent restaurants and cafes), projects that would also meet the 'broader needs of the community' and ensure the success of the waterfront development as an 'all-day, all season' "…social and recreational downtown 'hub'."

Sincerely,

Don Murphy and Joan Turner

6 Hayes Crescent, Whitehorse, YT Y1A 5R2

cc: Mayor and Council, City of Whitehorse; Tourism and Culture and Community Services Ministers, Yukon Government; Arthur Mitchell, Todd Hardy

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From: Joyce Majiski [mailto:joyvenus@internorth.com]
Sent: Thursday, June 22, 2006 8:22 AM
To: tony@kza.yk.ca
Subject: joyce's comments

Hi Chris

I have been chatting with a pretty diverse segment of people about the waterfront development and wanted to pass on some things to you. I want to express my support for the coordinated front as far as arts/culture in the downtown are concerned. I know everyone has been working hard and I continue to be your cheerleader in this.

Most folks (including myself) are a little concerned about the dollar figure for the building costs of development. Especially when we look up the hill to the multi-plex. Unexpected cost over-runs and high maintenance costs strike fear into the hearts of taxpayers.

I wanted to clarify our position at YAAW. We have carved out a pretty good place for ourselves in McCrea. Of course we would love to move to a downtown location IF a spot were offered that we could afford. The fact is, we would never get the kind of rent downtown that we currently enjoy. Because we rely on retail sales as well as member dues each month, our balance is in constant fluctuation. Contrary to popular belief, we aren't rolling in dollars (even though we are currently being afforded an unfair advertising advantage :) but we are managing our current rent.

In that light, I am skeptical about the ability of any arts groups to pay the rent of a downtown retail space on an on-going basis. If it were cheap and easy we would all be there now. Who deserves to be subsidized to serve the greater good of the arts community? A tough question.

Artists are good at renovating old buildings, squeezing into unwanted areas and making due with what is at hand, so maybe it just feels strange to have the opportunity to contemplate the luxury of a new centre for the ARTS. However, not so long ago the YAC promised studio space for artists as part of its plan and that didn't happen. Again I wonder what will eventually occupy this new space. Are we deluding ourselves that new is better? Who, in reality, will be able to afford to rent this building. How much space should go to art groups that need subsidies to be present?

We all agree that we need downtown space but is this the best option? I am a little concerned about further divisiveness in the community.

Have all options been investigated as far as using some of the big buildings recently vacated in the downtown core? Can we not do some major reno's at Qwanlin Mall? Or is it best to dream big and worry about the details later? Another tough question.

What I got out of the meeting I attended at the Arts Centre was caution that the place would be built and have no heart. I heard about the needs of the Guild and how after the work they did, their funding applications have been put on hold. Do we then sacrifice the grassroots arts organizations? How can the diversity in location and immediate needs of the entire community be addressed when there is only so much $ to go around?

DO we need a new building right now? Is it possible to build something that does beautify the core and not end up blocking the view scape of the River?

I suppose all I have done is ask more questions and supplied no real suggestions. Perhaps more dialogue and information about the nuts and bolts of the project will eventually turn my cautiousness into unbridled enthusiasm.

Thanks for your time Chris
Best regards
Joyce Majiski

From: Anne Morgan <rpay@klondiker.com>
Subject: RE: waterfront
Date: June 20, 2006 11:28:50 AM PDT
To: 'wallymaltz' <wallymaltz@cpawsyukon.org>

Hello Erica,

Walking and running along that section of waterfront is important, so improve the footbed and widen the trail where needed and perhaps add an outhouse/washroom; that would be terrific! Interpretive signage about the history of the area and perhaps km. markers for the distance traveled from the paddle wheeler would also be nice for people measuring their distances. Benches and picnic tables and a lookout over the river would also be pleasant. To promote active living, perhaps there might be an area for an outdoor fitness station.

Thank you for the opportunity to comment!

Anne Morgan
RPAY
668-3010

From: vickie roche [mailto:vickie_roche@hotmail.com]
Sent: Tuesday, June 20, 2006 11:46 AM
To: WaterFront.Village
Subject: log

I would like to see the waterfront buildings made of logs. It may not depict the Whitehorse waterfront exactly; however, it depicts the Yukon long ago. Tourists (especially the Germans and Swiss) seem to like log buildings. It's unique compared to the rest of Canada (as far as I know anyway).

Although I have not conducted a survey, everyone I have talked to appears to like the idea of log buildings on the waterfront. Just a thought....

From: MacBride Museum

Comments to KZA re: Waterfront

Preface
At the 2006 annual meeting of the MacBride Museum Society we reviewed the process and history regarding downtown development and the proposed Arts and Heritage Village. We further discussed our letter to Minister Taylor (attached) and determined our current position and course of action.

Background
Original consultation – 2005

MacBride Museum supported the development of a downtown, multi-purpose facility on the waterfront. We desire a dynamic waterfront with a mix of uses to keep our downtown vibrant.

- we suggested a single larger structure in the area between the train station and the trainshed
- a multi functional space, something with retractable seating that can be used for plays and concerts but can also house an agricultural market, arts market, flea market, annual use by organizations such as craft fairs
- shared use by multiple non-profits and for profits businesses
- some retail and restaurant component, possible residential use in the this area
- something that has visitation year round

We saw our role as a possible anchor in this development, being open year round. If we were to participate we would:

- illustrate the river history and the city's industrial history
- and partner with Jim Robb to illustrate the history of the people who built our territory and particularly Whitehorse

Terms under which we could participate, which we laid out to the consultants:

- would require an increase in O&M funding to cover annual infrastructure costs and staff for a second location
- we would not be able to pay any rent or other costs at all under any circumstances, unless completely subsidized through additional O&M
- full capital funding would be required from Government
- at least a two year lead time to work with Jim Robb and produce the exhibitions

Other concerns regarding waterfront development
Parking: City of Whitehorse plans to essentially create green space on the riverfront. Provision must be made for the 100-150 vehicles which are parked on the waterfront every day of the year currently.

In the past two years MacBride Museum has been negatively impacted by the relocation of the train shed which substantially reduced the RV parking in front of the building. In 2005 all the street parking across from the Museum was barricaded for work on the train shed yard. It is imperative that visitors and local audiences have access to the existing downtown businesses and any downtown waterfront development. We understand that the City does not want parking on the waterfront but provision for parking is crucial and cannot be ignored.

<u>MacBride position at June 2006</u>

Pleased that Government has hired independent consultants to undertake a fair, impartial, full consultation. The membership discussed this concept and the Museum's views regarding waterfront development at the Annual General Meeting and agreed to the following:

- downtown waterfront development is important for our local and visitor audiences
- the City should return to its roots at the river and celebrate and utilize this great resource
- historical context of the waterfront as the heart of our City must be identified. This can be done by signage, derivative architecture, museum, interpretation, trail walks, but it must be acknowledged.
- Shipyards park should have historic buildings (and they should be upgraded, functional and used by non-profits or rented to businesses). Shipyards park must have some references to ships and ship building. This area along the waterfront was the key to the development of our city and that history is being ignored in current plans. Shipyards were the lifeblood of our community. How

can we not acknowledge and commemorate that with something that is linked to the ship building?

- there is a need for evening events for tourists in the summer
- some type of information kiosk for tourists downtown in the summer, particularly in the evenings is required
- the White Pass Station is very under-utilized and should be a showcase for our community (and also the Firehall) – which raises the question that if these facilities were available, would we need another building on the waterfront?
- what is the future of the Roundhouse? Concerns were raised that this building is not its original location, has lost of any historical context and that the trolley is not historic. If the trolley were to run along First Avenue instead of in the waterfront area it might make more sense, freeing up the actual waterfront area for people traffic. The Engine house is also a possibility for a shared, multi-functional public space for a number of organizations.
- we support multi-season, multi-use facilities on the waterfront
- support a mixed use including restaurants, pubs, coffee houses, retail, residential and public space in the downtown area
- very important that a market space be created for agricultural and arts and cultural product – must be multi-seasonal not just a summer shed
- public meeting and public event space that could be rented and used by a variety of organization on a temporary basis
- public facilities including a warming area and public washrooms are needed in the central part of the waterfront not just at Rotary and Shipyards park
- continue to have significant concerns about the loss of parking downtown and the lack of foresight on the part of the City Planning department to offset the lost spaces
- oppose long term plans to close First Avenue to vehicle traffic
- do not support the creation of a second government run arts centre on the waterfront, Whitehorse already has an excellent arts centre facility

The MacBride Museum Board and staff have worked very diligently in the last few years to expand our role as a community facility, with a great deal of success. Revenues, membership, programs and partnerships have all increased substantially since 2003. At this time, we feel it is important to focus on our core facility and business.

We welcome additional development and particularly cultural development on the waterfront. The Arts and Heritage Village as presented is almost entirely an arts facility and not a heritage facility. Additionally, the costs associated with participation preclude us from being involved at this time.

Thank you for your consideration.

MacBride Museum

Hi Bev,

It is proposed that both a wharf and a dock be installed along the Yukon River. The dock will be down at water level while the wharf will be higher up and overhanging the river. So, to answer your question, it is possible that boats will be able to dock and secure their boats. As for refueling, I don't think it is currently being proposed.

The design of the wharf and dock is very conceptual at this stage with greater detail to be forthcoming

when design actually begins.

If you have any questions, please do not hesitate to contact me.

Thanks,

Antonio Zedda, MAIBC

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-----Original Message-----

From: Bev Buckway [mailto:balc@yknet.ca]
Sent: Monday, July 10, 2006 7:04 AM
To: WaterFront.Village
Subject: wharf question for waterfront
Good morning,

A question about the proposed wharf on the waterfront for you-is it to be a working wharf, or only for walking on? If it is a working wharf (with vessel capacity) where will boats be able to tie up overnight and refuel? Or will boats be expected to load and unload from trailers on a daily basis?

I'm sure this has been well thought out, but I have not heard any details so thought it best to ask.

Regards
Bev Buckway

Hi Roberta,

I received your letter and read it with interest. Thank you for taking the time to record your thoughts on this important matter. We have received many thoughtful comments and appreciate the passion with which they have been provided.

I wanted to respond to your criticism of Erica's remark regarding the former US Army latrine located on the waterfront. The building is currently located in front of the Horwoods Mall (old Taylor & Drury and Northern Commercial building) and not near the Territorial building. Having completed a researched inventory of all Whitehorse heritage building in 1997, I can say with certainty that the building was constructed by the US Army during the Second World War. As you may or may not be aware, the US Government had numerous US servicemen in Whitehorse to assist with the construction of the Alaska Highway, Canol Refinery and airport which formed part of the northwest staging route.

I thought that, as long time Yukoner, you would want to know this researched tidbit of waterfront history!

Thanks again for your interest.

Sincerely,

Antonio Zedda, MAIBC

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-----Original Message-----

From: B & J Services [mailto:bjservices@yt.sympatico.ca]
Sent: Friday, July 07, 2006 1:08 PM
To: WaterFront.Village
Subject: Proposed Arts & Heritage Village Concept
To follow is a submission from the Yukon Council on Aging.

Roberta Morgan, President
Yukon Council on Aging

From: Lisa Jarvis
Sent: Tuesday June 27, 2006
To: Rick Lemaire, John Colie, Karen Keeley
Subject: Waterfront

Whitehorse Star

Be very afraid of what this group wants

By Joe Trerice

In the June 21, 2006 edition of the Yukon News, I read with disbelief a column by Chris Dray titled "On the River Bank".
I say with disbelief because I could not believe what I was reading.
Mr. Dray speaks of two ongoing projects of Artspace North and a vision for a third, the "Heritage Village Development Plan".
For those who never read the article, the first project that was developed was the Arts Underground in the Hougen Centre.
As I am also a local businessman, I commend the Hougen family for donating the space for this project.
The Hougen family has been extremely generous to the community for the past 50-plus years and the community has been extremely generous to them in return.

They had a space in their building that over the years has seen a number of incarnations with varying degrees of success resulting in the vacancy and eventual availability to the arts groups. Not only do I believe that this was a generous donation to the Yukon arts community, I would also suspect a very nice annual tax deduction for the Hougen Group of companies is also realized. Everybody wins.
The second project is the Longest Day Street Fair, which is currently in its second year. This project, according to the article, is a partnership between Artspace North and the Main Street Yukon Society.
I believe this also is a worthwhile venture as it has proven to create traffic in the downtown core.
Certainly, the tourists enjoy the activity. Certainly the citizens of Whitehorse enjoy the entertainment. But that is it. Don't pretend it is more than that.
Now, both of these projects appear to have been successful in their own right, but guess what? It hasn't cost the taxpayers any out-of-pocket money.
This cannot be said for the third project and the fantasy rendition supplied by Mr. Dray in his column. He paints a pretty picture on how it is going to be.
Mr. Dray states, "At the Arts and Heritage Village, people visit a café, book store, music shop, designer clothing outlet and artist-run gallery and craft market."
Mr. Dray, who has committed to lease this space? Given the cost of building the site according to the published proposal, these businesses would have to pay over $40 a square foot. That's almost twice the current cost for any location that these businesses may currently be leasing to support the cost of the project.Or is it proposed that the taxpayer pick up the difference?
The article goes on to comment on the second-storey studio spaces for such activities as yoga, martial arts and palates.
Can these groups afford to pay the higher rents or are we as taxpayers expected to foot this bill as well?
We can already see how much the mega-dollar indoor soccer field is being used.
I would say the soccer groups have spoken on that subject, seeing that the fields at F.H. Collins don't cost anything and have been very well-utilized the past few weekends with tournaments.
But that is OK, the taxpayers will pay for the empty one in the Canada Games Centre.
If you think that the yoga, martial arts and palates groups are any different than the soccer groups, Mr. Dray, you are living in a fantasy world.
You further say in your article, "The views of the river and city are inspiring."
Well, Chris, with this I agree. They are inspiring!
So tell me something. Have your read the proposal for the heritage village development your organization commissioned?
I have! What did I see in the proposal? I saw huge buildings that blocked the inspiring view of the river.
I saw buildings that were two or more stories in high, that blocked the afternoon sun from shining on the proposed new wharf.
I saw walking paths that would see very little sunshine and would be too cold for the better part of the year to walk on or sit and admire the, well, I guess, inspiring buildings, as the view of the river was certainly blocked off.
Didn't your architects take into consideration these factors, or was it that the paycheque was too good to turn down?
Fellow Whitehorse citizens: we live in a town of only about 24,000 people. Our community tax base is only a little over 10,000, as stated by the eligible voters list in the recent municipal referendum.
We cannot afford this project.
I don't care where the money comes from. The City of Whitehorse, the territorial government or our fellow taxpayers from the rest of Canada, once it is built, we have to live with it and pay for it. We have to pay the operation and maintenance. We cannot afford this.
The heritage village development plan, as it was presented, has a price tag of $16.9 million.
Well, ladies and gentlemen, we have seen how well our governments have been at pricing out projects. You only have to look at the Canada Games Centre and the athletes' village to understand where this is going.
As I spoke to a government official a few days ago, it was stated to me that already the estimate has

climbed to at least $25 million for this project. Hell, it was only proposed about six months ago!
I believe there is a financially viable alternative for the portion of the waterfront that is slated for the heritage village. Naturally, it would have to be scaled down and any venture that would occupy the space would have to be financially self-sustaining.
Sorry, Chris, but this would mean viable businesses that can afford the rent.
It would mean less intrusive buildings that do not obscure the natural beauty of the waterfront.
The Yukon Art Society and its members currently have an abundance of places to display their wonderful works.
They have your Yukon Arts Centre. They have the Hougen Centre and some of them have their own personal studios. And, of course, there are the retail galleries that have been the financial mainstay and backbone for a lot of these accomplished artists.
I know I am very proud to display some of their works in my business and home, bought with profits I made through my business in downtown Whitehorse, which operates out of a building built by private individuals for which I pay the market rate for rent. See, Chris, it can be done.
It is time we had a little realism here. It is time for the business community and the taxpaying public to put a stop to this excessive spending.
It is time that some of these projects be scrutinized by successful business people with a direction toward and a sense of financial responsibility.
Unfortunately, we have too many projects being managed by career bureaucrats who have only had to worry about spending the money without any personal responsibility as to how it is earned.

Joe Trerice
Whitehorse

From: Carole Bookless
Sent: Sunday July 2, 2006
To: waterfront village
Subject: Waterfront village comments

RE: Consultation on the Waterfront (Arts + Heritage Village Concept)

Delivered by email to: waterfrontvillage@gov.yk.ca

I have the following comments/concerns regarding the proposed concept:

1. I have a concern with the predominance of long narrow buildings on the waterfront.
    - The buildings appear to block the view of the water. Even with glass walls at certain places, the view of the waterfront is blocked. I object to any more blocking of the view at the end streets. The WPYR building has been in situ since the beginning of time and is part of the fabric of Main Street but the Roundhouse should not have been placed to block the view of the river and certainly **no more buildings should be allowed to block the view of the river.** Buildings placed to the side so that passersby glimpse a part of the building alongside the river are far more compelling ways to lure people to the waterfront.
    - I disagree with the misinterpretation that is in the Development Plan, that buildings at the end of the streets will give the area a sense of place – **the river at the end of the streets gives the area a sense of place.** Fully glazing large sections of buildings does not make

practical sense in the North nor will it achieve the desired result of keeping the connection to the river.

- I think the long buildings (blocking views of activity on the waterfront) are counter productive and are a **safety** concern. The river and any **activities right at the water's edge are what people want to see** on the waterfront, not building facades.
- The long narrow buildings lined up are like a **wind funnel**.
- The Ice House was also part of the waterfront and it was a two-story building (maybe about 15x35 feet in size) that represents a building that would be a lot more versatile than the long narrow warehouse shapes. There should be **more than just warehouse shaped buildings** on the waterfront. (refer to Yukon Archives 2273 for a good picture of the Ice House) Compare the scale of the WPYR building, the Roundhouse and the Fire Hall to the scale of the warehouses – the warehouses don't look right.
- When the warehouses were here, the point of Whitehorse was as a way station to Dawson. The warehouses were not built as a showplace but rather as utilatarian structures to serve the transport industry. **The buildings on the other side of Front Street were the pride of Whitehorse**. The builders of Whitehorse never dreamt to say "Come to Whitehorse and see our warehouses." The warehouses were only busy when a boat or train came in during the summer season, other than that, this was a pretty boring area. We want a vital area.
- The orientation of the buildings pushing us along to Shipyards Park, presupposes that what we want is to go to Main Street and then bounce along down to Shipyards Park. My personal view is that if I go to this area, then **it is the destination**. I do not intend to walk a mile to Shipyards Park, buying trinkets along the way and then walk a mile back to my car. If Shipyards Park develops into a destination - great – then we will have multiple destinations along the Waterfront but I don't see that happening with the present plan for that area.
- One of the constraints that seems to lead to building long skinny buildings is the trolley tracks. Has there been consideration to **moving the trolley tracks to one side or the other** so that wider buildings can be built?
- **Since the new buildings will not look like the old buildings and will not function like the old buildings and the atmosphere of the area is not intended to be like the old warehouse waterfront, why is the concept of long skinny buildings central to this design**? We will end up with a "Village" that does not look, function or feel like it did historically but we still call it a heritage village. There was no "village" here in the first place. The new village is being forced into long skinny buildings to make his work.
- **Abandon the idea of putting in fake warehouses. THIS IS NOT HISTORICALLY ACCURATE IN ANY WAY.**

2 . The Arts theme is overwhelming and does not make for a vital waterfront.

- I doubt if the Art Community can afford to rent or own these buildings on the waterfront and **I don't think taxpayers should subsidize rent of Arts groups on the waterfront.**
- There should be an appropriate **mix of uses** and activities and it seems too one-sided right now.
- The Arts uses are too closed to the public for much of the time, taking ownership of the waterfront away from the public. **I want to be able to take visitors to this area and access all the buildings all day and into the night.**
- **A use that is appropriate for this area is a new expanded library**. Everyone is welcome at the library. It is a truly public use. You can sit and look at the river for free at the library. Tourists use the library. YTG or other library functions could use the old library which is not big enough for our community.

3. The waterfront should stay in public ownership.

- Any use of the buildings should be a rental
- The rents should be at or close to market rate.

- I think a mix of uses is best with offices and residential uses on the second floors of these buildings. Having said that, I have concerns over the **fairness of government becoming a high-income rental agency** as any residential or office use will probably be expensive and high-end. Who will administer a rental scheme like this? Who will get to rent these places? This is a huge can of worms which I think will shoot down any scheme to have residences or offices on the waterfront.
- Any reduced rates for commercial or non-profit societies will **negatively impact local building owners** as they cannot compete. This is unfair.
- The expenses versus the revenues are very preliminary but even so show very little profit if any and most predict a deficit. **The plans have not shown a money case for long term operations.**

4. **We don't have the money for this project at this time.** There are too many projects on the go right now.
    - Can't we **put existing spaces to better use**. The theater at the Visitors Centre is not very efficient and should be remodeled so it can be put to better use by small theater, film or dance groups for instance.
5. **Parking is an issue**.
    - Parking is already an issue downtown and this scheme does not address that.
    - The uses proposed add parking load to this area and that is not addressed. Where are the theater goers, tourists, residents, etc supposed to park?
    - An Arts Village might be better suited to somewhere like the Qwanlin Mall should it become available. Parking is not an issue there and it is still downtown.
6. Existing spaces soon to be vacant such as the Yukon Cinema and Qwanlin Cinema would be great for arts uses. The Yukon Cinema is a historical landmark we all grew up with and should be preserved.
7. **ArtSpace North is not an appropriate entity for the management agency for this project. THEY DON'T HAVE THE EXPERTISE OR ARMS LENGTH CONNECTION TO THIS TO BE THE MANAGEMENT AGENCY.** The arts community has the same possibility of in-fighting and cronyism as any large community and ArtSpace North does not have a mandate to mediate between user groups if conflict occurs.
8. **A lot of people do not know this design process is going on.** More has to be done to make people aware.

In closing, I will sum up the concerns. That ArtSpace North is too involved in what should be a public project. The project is based on unproven assumptions such as the viability and desirability of concentrating the arts on the waterfront. The design of the project including the blocking of sightlines and unwieldy warehouse structures is not a good design. The context of the project including parking, waterfront as destination versus corridor, safety, administration of the project, realistic costs, and better use of resources are not adequately addressed by this very optimistic and perhaps lopsided report.

The question of what is the best use of this land for public, tourism and economic sectors is not answered by this report – it only addresses trying to make a case for an Arts Village. This is not good enough for the waterfront decision.

Sincerely,

Carole Bookless
22-11th Avenue
Whitehorse, Yukon Y1A 4H7
867-633-4311

From: Arlin McFarlane [mailto:arloon@northwestel.net]
Sent: Monday, July 17, 2006 10:04 AM
To: tony@kza.yk.ca
Cc: Chris Dray
Subject: the village consultation process

Dear Tony,

Having been a long time member of the arts community and consumer of art I have taken great interest in the development of the waterfront. I have participated in previous consultations and followed community response in the papers. I know from experience that art draws people to places because personally, on four occasions in the past two weeks I have made special trips downtown to see shows. These were dedicated trips, not "I'm on my way to the bank and oh look, there is a juggler". On two occasions I purchased food and on one occasion I shopped for clothes.

Having read the ASN submission to the Village Consultation Process I would like to lend my support to their suggestions. I find the document attentive to the concerns of the community and attentive to possibilities that could further the project while still meeting financial and programming considerations.

I also appreciated the last round of public consultations. The nature and manner of the inquiry was open and engaging and I was glad to be lend my efforts once again to the ongoing discussion that will hopefully lead to a waterfront development that can please many if not all of the community.

Best regards,

Arlin

Arlin McFarlane
124 Valleyview Dr.
Whitehorse, Yukon
Y1A 3C9
Ph/fax 867 633-4844

YUKON COUNCIL ON AGING
4061B FOURTH AVENUE
WHITEHORSE, YUKON Y1A 1H1

July 5, 2006

Department of Tourism and Culture
P.O. Box 2603
Whitehorse, Yukon Y1A 2C6

Dear Sir/Ms:

Re: Proposed Arts and Heritage Village Along the Waterfront

There was a presentation today at the Golden Age Society for seniors regarding the proposed Arts & Heritage Village on the waterfront. The attached is the submission from the Yukon Council on Aging in answer to this presentation.

Sincerely,

Roberta Morgan, President
Yukon Council on Aging

Yukon Council on Aging Submission
Proposed Arts & Heritage Village Concept For the Waterfront

The Yukon Council on Aging strongly opposes the proposal submitted for the waterfront development referred to as Yukon Arts and Heritage Village.

We fail to see how this plan represents our heritage. Our heritage is the Yukon River and the life and activity along its banks. In this proposal there is no river or banks. The waterfront as it was known in our heritage is destroyed.

Many of our visitors use the trail along the river front to walk and remark on the natural beauty of this area and congratulate us for keeping it in its natural state. Walkers enjoy looking out at the river, watching the birds as they come and go by season. It is an enjoyable, relaxing experience. This proposal plans to destroy all of that. Large buildings will block out this natural beauty from Wood Street to Elliot Street and replace it with an artificial waterfront that can be seen in many cities across North America. The view of the river will be completely blocked out from the walking path in most areas.

Why do we need more arts and cultural buildings along the waterfront? The First Nations are developing a cultural centre on their part of the waterfront. Why do we need to compete with them? Art Webster has a wonderful arts store in the old Northern Commercial building. The Hougens have donated space in the bottom of their store for an art studio; the Midnight Sun and General Store have a great display of arts and crafts; there is an art shop in the Main Man building; Paradise Alley displays art. We have a wonderful Arts Centre at the Yukon College. We have no objection to arts and crafts being developed. If we need a dance studio it should be an addition to the Arts Centre or it could make use of some of our new Canada Games Sports Centre or Mt. McIntyre Centre. Both facilities have room and need support.

We feel strongly that there should be no buildings between the railroad tracks and the river. Any building should be done along First Avenue. We have already destroyed all our "shipyards" heritage. In the theme of our riverfront heritage a small, low warehouse should be built that depicts the White Pass freight sheds along with a dock and pilings. This warehouse could have a small coffee shop, ice cream parlour, etc. and possibly a small art/craft shop. Tourists are more interested in seeing our true heritage rather than tall sparkling new buildings. We feel the old fire hall should house a gallery of Whitehorse history. A gallery showing photos of the old waterfront, boats, shipyards, and town. A replica could be made to show what this area looked like – models of the shipyard, stern wheelers, docks, train, etc.

The Burton House in Dawson City has been given to a writer in residence; Ted Harrison has offered his house at Crag Lake to be used for an artist in residence. We do not feel it is necessary to compete with these by turning either the Charlie Fox home or the Jack Croft home into a residence for artists or a studio.

We were curious about a remark made by one of your presenters. She stated that the small building at the edge of the tracks closest to the Territorial Building that is presently used for a storage shed was build by the army as a latrine for the soldiers??? What army? When? It may be a good idea to research what was on the site of the old Whitehorse General Hospital or consult with long time residents. We believe this building was the old pump house for the Whitehorse General Hospital. Was the army – Canadian or U.S. -every in this area?

The trolley should be left to run the railway rather than a suggestion of having it run along First Avenue. The attraction to tourists using this trolley is riding along the Yukon River and viewing the natural beauty. Why destroy this? Weeds and debris could be cleared along the river and flowers and grass could be planted.

This proposal does not conform to the image that Tourism Yukon has in its brochures and booklets. Where is the magic & mystery? Where is the True North? Where is the natural beauty?

There could be a recreation area at one of the parks for locals and tourists - an area that could include such things as bocce, horseshoes, shuffleboard, and possibly a miniature golf course. We do not offer any recreation in the downtown area for locals or visitors in the summer. This could be developed by City Recreation or as a commercial project.

Who is paying for all of this? Who will be paying for the operating costs and upkeep of all these buildings? From the presentation we understand that much of it is to be used by NGOs. We did not really receive answers to these questions. We should be utilizing the facilities we already have before we start thinking of new ones.

If you wish to develop the property along First Avenue as your art & heritage theme this would not destroy the natural beauty and heritage of our waterfront.

Yukon Conservation Society INC. 1968

302 Hawkins St. • Whitehorse, Yukon • Y1A 1X6 • (867)668-5678 • fax: (867)668-6637 • ycs@ycs.yk.ca

July 11, 2006

VIA E-MAI: wallymaltz@cpawsyukon.org

Erica heuer
wallymaltz design+communications
7 Cassino Street
Whitehorse, Yukon

Re: Waterfront Village

Dear Erica,

Thank you for taking the time to meet with the Yukon Conservation Society regarding the above project. This letter is to follow up on some of the points raised during our discussion:

Official Community Plan

The Whitehorse Official Community Plan makes numerous references to not building within 30 metres of the river. It would appear that this entire project is within this 30 metres. YCS is concerned over a number of projects that are currently ongoing (the two Northern Vision Development Corp. projects – Spook Creek and the Marwell Area, the Frostbite House, the Waterfront Village) that all seem to be within the 30 metre setback. Is the Official Community Plan no longer valid?

Exceptions made now to the OCP's 30 metre setback guideline could be used later for justification of further violation to the OCP. Why would allowances be made in this instance and not others?

Building Shadow

YCS is concerned over the impact the building shadows could have on fisheries. You indicated that in discussion with the Department of Fisheries and Oceans that this is not a concern, in fact it could even be beneficial. YCS trusts that this issue will be formally addressed by the proponent, including appropriate references to academic studies, during any formal environmental assessment. Measurements made to assess the effects of the buildings on aquatic life should be considered.

Extent of Buildings Extending Into River

It would seem the buildings would be cantilevered over the river, in order to make room for both First Avenue and the Trolley Track. Would it not be feasible to move the Trolley Track onto First Avenue in order to reduce the amount of river that would be disturbed by this project?

Wind Corridor

The proposed warehouse style buildings will, running north/south, will create a wind corridor. This is not appropriate urban/environmental planning, failing to take into account prevailing winds.

Interruption of Trail

The proposed buildings must not break or provide a discontinuity in the current trail system along the waterfront. This is popular with walkers and cyclists.

Parking

A project this size will attract large crowds, leading to a parking problem. This project must not be used as justification to build a parkade. Instead, innovative solutions such as use of the trolley (even in winter, yes, just like the Europeans) to convey crowds to and from the centre to distant parking spots should be utilized.

Boats

The conceptual drawings of the project show boats using the wharf as a mooring station. Will measures be in place to deal with a fuel spill?

Pollution

Will the project tie into existing City infrastructure, especially storm sewers? There must be no direct discharge into the river from the Waterfront Village.

YCS thanks you for this opportunity to provide our concerns to you.

Yours truly

Monique Chatterton
Mya Eastmore
Lewis Rifkind

On behalf of the Yukon Conservation Society

Box 40241
Whitehorse, Yukon Y1A 6L5
(867) 668-1850

July 10, 2006

Department of Tourism and Culture
Government of Yukon
waterfrontvillage@gov.yk.ca

Re: Arts and Heritage Village Public Consultation

1. A firm commitment to making public access to the waterfront a fundamental requirement has to be spelled out and enforced, or it just won't be there in the future.

The OCP has a policy to provide a "contiguous riverfront walkway" within a 30 metre corridor along the riverbank. The 30 metre riverfront walkway corridor carries a heavy load; it's supposed to protect the riparian zone, and provide pedestrian, cycling, and trolley access; and buildings less than 65 square metres are allowed within it. Oh, and also, so are buildings more than 65 square metres.

This weak OCP policy ensures only a fragile hold on public access and protection of shoreline integrity along the waterfront. If the high water mark changes, the public access will be reduced or lost, and riparian protection non-existent. As the recent example in Marwell shows, there seems to be no government policy in place to address the issue, although riverbank stability is in question elsewhere along the waterfront. There is also no way that the riverfront walkway can be expanded if future use demands, for example a two path system, to separate pedestrians and cyclists and rollerbladers, or just widening the trail, or as noted above, to address any change in the state of the river.

Developers of buildings bigger than 65 square metres have been given allowance in the OCP where the setback can be "modified". These buildings are allowed within the 30 metre setback, if the building "accommodates public activity". In practice does this mean steering people from the building's parking lot through the building to get to the water is accommodating public activity? Can the amenity space that buildings are required to provide double up as waterfront public access, so that a private development becomes the "public use" building that is permitted within the 30 metre setback?.

It's currently conventional wisdom in Whitehorse that there can be "too much" greenspace along the waterfront, and to extol the virtues of mixed land use. ("Where we live and work and play" yada yada yada).Yet a fully developed riverfront walkway has yet to be designed in detail, and given this OCP, it never has to be. As it stands now, it's inevitable that developers, private and public, will determine the form, and ultimately the fate, of public access to the waterfront.

Public access, including visual, and including riparian protection, needs to be the first priority for waterfront development, and the building setback needs to be determined from a detailed design plan for the riverfront walkway that maintains public access for generations.

2. Should architects and engineers always lead the design process for the waterfront? Maybe this is a factor limiting the scope of the concepts that come forward. We need to question not only the form of each proposed building, but whether they should be there at all. Architects and engineers by definition deal with the built environment; and so that has become the focus of waterfront plans.

We need a design committee that is open to examining the assumptions behind with each new waterfront building proposal, and I suggest it shouldn't be lead by design professionals. Professionals from other fields detached from the rhetoric of design are needed in leadership roles.

Landscape architects and/or environmental planners should also be included in a more consequential way than they have been, carrying equal weight with architects and engineers, not just there to fill the spaces between buildings. In other waterfront developments, those skills have had significant impact on the results, and they shouldn't be sidelined here. With a more diversified planning committee, the OCP policies about public access to the waterfront would have been very different, and so would the options for waterfront development.

A committee that focused more on comprehensive planning along the waterfront could also transform the outcome. In this case, that would mean considering how lands bisected by First Avenue can be integrated with the waterfront, instead of merely helping each proponent for waterfront development position themselves to exploit the most valuable and showy lands next to the water.

3. With regard to the Arts and Heritage Village, it's too early in the waterfront development process to commit to large buildings there. While I like the idea in theory of being transported back to 1953 or so, to sit on a wharf and experience what Whitehorse felt like then, maybe everyone hated those warehouses. Maybe they had a big celebration when they were torn down.

The proposal is very dependent on the tenants and their activities that it's designed for, and that could prove to be its biggest weakness. How many buildings have been planned lately for certain markets and have had to adjust those expectations, e.g. seniors' housing, the residential component of Spook Creek Station? In the case of a concept based on non-profit groups that requires high levels of activity to be sustainable, not just economically but as structures taking up space on the waterfront, any miscalculation could be really regrettable

While we can't expect the proponent of a project to explore the downside, we should expect governments to protect the public interest by examining the effects of the proposal in greater detail. For a public asset such as the waterfront, it's only right to show not only the proposed benefits, but the losses of other values such as visual and sensory access to the water that currently exist, and the impact on existing developments and patterns of use.

For example, how do the proposed buildings for Arts North affect the buildings on First Avenue, like Closeleigh, or the coffee shop at Horwood's Mall? If you're sitting at those café tables, there is now a view of landforms across the river, with sunlight splashing on them in late afternoon, and the sensory benefits from the water, like the fresh breeze. In effect, it's the closest thing we have to a waterfront café right now. But with the Arts North proposal, this waterfront experience will be lost, and the space will become more claustrophobic. If this unintended consequence is multiplied across several properties, including the Closeleigh multi-residential property, or the view from the Edgewater Hotel, is the proposal a net gain or loss to the quality of the downtown area?

Is it fair that properties along First Avenue, many of which were probably purchased as waterfront property, can be negatively impacted in the race to build beside the river, often within the 30 metre setback? Is it even necessary? The First Avenue issue needs to be considered more closely.

4. It was a good idea to develop the Arts North concept for review, but attractive ideas have been raised that haven't received the same treatment. The terms of reference never seem to change from what's currently allowed in the OCP, and maybe they should. Maybe a series of designs, each with radically different terms of reference, should be commissioned from firms with very different philosophies.

As a starting point, two ideas that have been raised seem worth more exploration:

- Integrate the Whitehorse Public Library into waterfront development. The library has consistently demonstrated a strong commitment to public access, and its existing high level of use by residents and tourists for multiple reasons makes this idea well worth exploring in more detail. It's also notable that the Yukon Archives has a surprising number of visitors in the summer.

- Investigate First Avenue within the context of waterfront development. At a glance, there appears to be a number of under-utilized, even unoccupied properties. The option of not allowing buildings between the waterfront and First Avenue, which would allow expansion of the public use setback from 30 metres, has never been examined as an option, and maybe it should be. Maybe it's time for governments to consider less passive approaches than merely zoning for existing property owners along the waterfront, and at least theorize about land acquisition programs for undeveloped property along the waterfront to ensure public access, and at the same time provide land trades and incentives like increased density for development along First Avenue.

Thank you for the opportunity to submit my thoughts on these plans.

Sincerely,

Marianne Darragh

Artspace North Society

Box 16, Whitehorse, Yukon, Y1A 5X9

Tony Zedda and Jack Kobayashi
tony@kza.yk.ca and jack@kza.yk.ca

July 14th, 2006

Dear Jack and Tony

Re: Artspace North Society (ASN) Submission to Village Consultation Process

Please consider this letter as ASN's written contribution to the 2006 Arts and Heritage Village consultation process.

Thank you for meeting with Chris Sorg and me on June 15th to discuss ASN's perspective on the Village project. As we said during the meeting, ASN stands by the viability of the December 2005 Algis-

Cohlmeyer Development Plan, but we are also open to other options and approaches that respond to community interests and achieve the fundamental objectives of the original Village proposal.

From our perspective, those fundamental objectives are to develop cultural spaces that:

- Draw local residents and visitors into the downtown and waterfront areas and support business and tourism growth in the community.

- Enable the cultural community to offer art education programs for the community, present exhibitions and performances, and sell cultural products and services.

- Provide opportunities for commercial retail and food services that will complement cultural spaces and activities, serve the community and contribute to the economic sustainability of the project.

- Maintain heritage values in the use of waterfront property at the base of Main Street through the recreation of wharves and some historic structures as well as the use of heritage buildings as cultural spaces or commercial activities that encourage public use.

As you consider your recommendations to Yukon Government, we understand that you will suggest alternative approaches to cultural space development in the downtown area that respond to the interests expressed during the consultation process. Please consider this letter as a response from ASN to some of the issues and alternatives identified to date.

<u>The Best Location in Town:</u>

We are aware that there are many competing interests for the use of waterfront land, particularly in the centre of the city. We have heard concerns expressed about:

- The need to ensure that structures on the waterfront are truly accessible to the broader community.

- Building density both in terms of land use and blocking views of the river.

- Some structures and programs proposed by ASN do not really need to be on the waterfront and would be equally beneficial in other locations.

We suggest the following site planning approaches to respond to these concerns:

- Develop a wharf that extends one block either side of Main Street to create a wharf-plaza in the space behind the train station and between two new buildings to the north and south.

- Use one building as a 200 seat theatre and foyer space large enough to serve as a location for business and community meetings and events.

- Use the other building as a cultural market for retail and artist-run spaces as well as cafes and other commercial services.

- Relocate the art education component of the project to another site in the Main Street area. Education programming elements could be integrated throughout the downtown, or concentrated

in one structure as performing arts education centre. The primary partners are Northern Lights School of Dance, Leaping Feats Creative Dance Works, Yukon Music Teachers Association, Music, Arts and Drama (MAD) and individual instructors and groups now offering programming.

- Defer additional museum exhibition space and focus on exterior heritage installations and displays. The MacBride Museum has an interest in future expansion across First Avenue. Space should be set aside in planning to ensure that there is room for future growth when the Museum is financially prepared to develop and maintain additional exhibition space.

- Parking continues to be an issue. If the number of structures in the Village is reduced, more space will be available for parking along First Avenue. Parking was raised as a concern in the City waterfront consultation in January and again in your process. We recognize that using waterfront property to park cars is also a concern to some respondents. We suggest that the parking problem be resolved in the context of broader downtown development rather than on a project specific basis. A multi-level parkade on Steele Street would do much to relieve the issue for the village and the Main Street area.

Capital Costs:

There are three things that could be done to reduce capital costs for the project:

1. The cost of the Village project is significant because most of structures proposed are new construction. It is common for urban renewal projects to use culture to regenerate abandoned industrial or public infrastructure which require less initial capital. We could put the most public and commercial aspects of the project on the waterfront and move the art education and creation elements of the project to existing buildings available for adaptive re-use. In this way, the capital costs can be significantly reduced without losing the benefit to the community. Some examples include the Horwood Building, Wood Street School, City Public Works, and the former Nissan Shop.

2. The original ASN concept for structures on the waterfront was to recreate the historic warehouse buildings. These were envisioned as large open spaces with rough finishes. During the design process, the building design and materials became more refined, and the costs increased. Simplicity of design can reduce costs and still meet the objectives of the project.

3. Defer MacBride Museum expansion until the Museum is financially ready to manage an expanded facility.

Use of Heritage Buildings:

ASN stands by its recommendation that heritage buildings such as the WP&YR Station, the Fire Hall and the trainmen houses should be fully utilized as public spaces by leasing them to arts organization who are presenting or exhibiting art, or by leasing them to commercial enterprises such as retail shops or food services.

The **Fire Hall** is well suited as a space for performing arts and exhibitions. It is not large enough to serve as the public theatre space for the estimated 25 local presenters and theatre, dance and music producers who have advocated for the development of a 200 seat studio theatre space. The Fire Hall is however, large enough to serve as a new home for the Guild Theatre season of amateur productions. It is larger than the Guild's current space and is well located and in better repair. The two facilities in close proximity could create a positive synergy to serve the community year-round. This would also make the

existing Guild facility in Porter Creek more available as an art creation and production space, thus satisfying another pressing need in the cultural community.

The **WP&YR Station** is well suited as an arts market for artist run galleries or arts market type outlets. It could serve as space to serve collectives such as SYANA, Artists @ Work, Yukon Apparel and Design Association, Studio 204 and others.

Concerns over Operating Costs:

To be truly self sufficient, a project would have to recover its capital investment, pay for borrowing, pay for taxes, pay for ongoing operation and bank funds for future repair and improvement. If a project could do that, there would be no need for government involvement. It could be done by a private developer.

ASN stands by the feasibility of the operating models proposed in the Algis-Cohlmeyer Plan. The project can generate enough revenue through the lease of commercial space to retailers and cafes and subsidized space to non-profit groups to pay for ongoing annual operations... utilities, security, custodial... the basics. It will not generate enough to recover invested capital by Yukon Government. ASN believes that the City should contribute to the project by providing property tax relief (tax parity with municipal facilities). Once the Village is built, there will be little cost to tax-payers for ongoing operations. In terms of public infrastructure, that is as close to self-sufficient as possible.

Competition:

There has been considerable public discussion on this topic. ASN continues to believe that it is appropriate to offer commercial space at local market rates and to offer subsidize rent for non-profit organizations. Comments made in the media by the Hougen Group, Main Street Yukon, the Chamber of Commerce and other business leaders support ASN's assertion that subsidized artist-run cultural spaces are not "unfair competition" to commercial businesses, and do in fact contribute to customer traffic flow and the general economy of the neighborhood.

In the event that non-profit groups are selling products through an artist run space, some additional cost/benefit consideration must be given to ensure that their activity enhances, rather than detracts from, the economic potential of neighboring businesses. There are many models in other communities to guide the development of policy on this issue.

Ongoing Community Participation:

The Village project has been included in the Yukon Government capital budget and further development is now in the hands of government. ASN and its partners want to play a significant ongoing role in the development of the project. We also suggest that this be done in the context of a broader planning initiative to prepare a strategy for the development of the Village and other cultural spaces in the city centre.

ASN congratulates you for managing an open and informative consultation process.

MJ Warshawski ASN President
Chris Sorg ASN Vice-president
Chris Dray ASN Treasurer

cc Rick Lemaire, Director of Cultural Services

Yukon Quest
1,000 MILE INTERNATIONAL SLED DOG RACE

9 July, 2006

Communications
Department of Tourism and Culture
Yukon Government

RE: Yukon Quest Vision for the Proposed Arts & Heritage Village Concept

Dear Proposed Arts & Heritage Village Concept Representative,

As a result of the Yukon Government's invitation of comments from the public, businesses, and interested groups on the Proposed Arts & Heritage Village Concept, the Yukon Quest International Association (Canada) (YQIA) would like to share our long-term vision of our presence on the Whitehorse Waterfront.

The YQIA has a strong interest in maintaining the Yukon Quest International Sled Dog Race presence within Downtown Whitehorse, Whitehorse Waterfront, the White Pass & Yukon Route Depot and the intersection of 1st Avenue and Main Street as part of out long-term vision for the Yukon Quest. Over the past several weeks, YQIA has circulated details of this vision to our membership, have received and reviewed feedback, and have incorporated member input into the following outline.

Yukon Quest Supports:

-YQIA supports the idea of replacing administrative offices with more engaging and interactive facilities in an effort to develop a more attractive area for visitors and residents of the Whitehorse Waterfront.
-YQIA supports efforts to establish long-term attractions and activities on the Whitehorse Waterfront area to increase the vibrancy and dynamic nature of this former 'centre of town'.
-YQIA supports honouring and celebrating the Yukon's and Whitehorse's cultural and traditional heritage.

Yukon Quest's Vision for the Whitehorse Waterfront:

Our vision includes three areas where the Yukon Quest would assist the community in honouring our heritage, establishing long-term attractions and activities and creating a more engaging presence and attractive area on the Whitehorse Waterfront.

#1 – Permanent Start/Finish Structure; Main Street and 1st Avenue (south side of intersection)

By establishing a permanent Start/Finish Structure on Main Street, the Yukon Quest would help anchor an array of Downtown Whitehorse attractions throughout the year. This presence would help identify the

Yukon Territory and City of Whitehorse as truly unique and one-of-a-kind, and would further help to present the Yukon Quest to a year-round audience. It is intended that this Structure would be available to other organizations to assist with their event and promotional activities.

#2 - Sled Dog Team Statue; Main Street and 1st Avenue (along 1st avenue at street level)

The commissioning of a life-size statue of a sled dog team by the Yukon Quest would assist with generating international awareness of the Yukon Territory and the City of Whitehorse. To the best of our knowledge, no such state currently exists anywhere in the world, ensuring the uniqueness of this work or art. Statues in other communities around the world provide recognizable awareness and visitation benefits to their hosting municipalities, communities and regions.

#3 – Interpretive and Retail Space; Main Street and 1st Avenue (main floor; WP & YR Depot)

By converting the current YQIA administrative space within the WP & YR Depot into a year-round interpretive and retail space, YQIA would establish a significant draw to the WP & YR Depot, Downtown Whitehorse and the Whitehorse Waterfront area. This facility would attract and engage visitors and residents with interactive materials and activities. Furthermore, a year-round retail environment would allow YQIA to benefit from increases in general awareness and revenue. This would continue to develop a solid financial base to maintain and build the Yukon Quest race and organization.

Please do not hesitate to contact me if you have any questions or if you would like more information on the Yukon Quest's Vision for our contribution to the future of the Whitehorse Waterfront, please feel free to contact the office at (867) 668-4711, or by email at yukonquest@polarcom.com.

Thank you for your continued support of the Yukon Quest International Sled Dog Race and your interest in soliciting input regarding the future development of the Whitehorse Waterfront.

Sincerely,

Stephen Reynolds
Manager
Yukon Quest International Association (Canada)

Elder Active Recreation Association
4061 – 4th Avenue
Whitehorse, YT Y1A 1H1

July 5, 2006

Department of Tourism and Culture
P.O.Box 2603
Whitehorse, Yukon Y1A 2C6

Mayor and Council
City of Whitehorse
2121-2nd Avenue
Whitehorse, YT Y1A 1C2

Dear Sir/Ms:

Re: Proposed Arts and Heritage Village along the Waterfront

I attended a presentation today at the Golden Age Society regarding the proposed Arts & Heritage Village on the waterfront. This presentation was specifically for seniors, and there were approximately 30 seniors in attendance.

The attached submission from the Elder Active Recreation is in reply to this presentation.

Sincerely,

W.G. Simpson,
President
Elder Active Recreation Association

Elder Active Recreation Association

Submission regarding the
Proposed Arts & Heritage Village Concept for the Waterfront

The Elder Active Recreation Association strongly opposes the proposal submitted for the waterfront development referred to as "Yukon Arts and Heritage Village".

We fail to see how this plan represents our heritage. Our heritage is the Yukon River and the life and activity along its banks. In this proposal there is no river and no banks. The waterfront as our seniors and elders knew it is destroyed.

Many of our visitors use the river front trail to walk and they remark on the natural beauty of this area and congratulate us for keeping it in its natural state. Walkers enjoy looking out at the river, watching the birds as they come and go by season. It is an enjoyable, relaxing experience. This proposal plans to destroy all of that. Large buildings will block out this natural beauty from Wood Street to Elliot Street and replace it with an artificial waterfront that can be seen in many cities across North American. The view of the river will be completely blocked out from the walking path in more areas.

Do we really need more arts and cultural buildings along the waterfront? Why compete with the First Nations, who are developing a cultural centre on their part of the waterfront? There are already many outlets for local arts and crafts: Art Webster's store in the old Northern Commercial building; the gallery that Hougens have donated space for; the Midnight Sun and the General Store have a great display of arts and crafts; there is an art shop in the Main Man building; and Paradise Alley displays art, to name a few. And we have a wonderful Arts Centre at the Yukon College. And if we need a dance studio it could be an addition to the Arts Centre or could make use of some of our new Sports Centre at Mt. McIntyre.

We have already destroyed all of our "shipyards" heritage. We feel strongly that there should be no buildings between the railroad tracks and the river. Any building should be done along First Avenue with an allowance for expansion of McBride Museum. Much of the space between the racks and First Avenue should be allowed for parking for tourists and users of the trails.

To follow the theme of riverfront heritage, a small, low warehouse could be built that depicts the White Pass freight sheds along with a dock and pilings. This warehouse could have small commercial outlets such as coffee shop, and possibly a small art/craft shop. Tourists are more interested in seeing our true heritage rather than tall new buildings or new buildings that pretend to be old buildings.

We feel that both the old train station and the old fire hall should house a gallery of Whitehorse history showing photos of the old waterfront, boats, shipyards, and town. A replica could be made to show what this area looked like – models of the shipyard, sternwheelers, docks, train, etc.

The trolley should be left to run the railway rather than a suggestion of having it run along First Avenue. The attraction for tourists who use this trolley is riding along the Yukon River and viewing the natural beauty. Why destroy this? Weeds and debris could be cleared along the river and flowers and grass could be planted.

If we want to encourage visitors to see and use our waterfront, if the train station and fire hall were made into information centres and heritage displays, then there should be ample parking available for tourists to day park RV units – a place where they could park temporarily to look at the history of the waterfront and decide if they will stay in Whitehorse a bit longer, or just move on to the next stopping place.

Our senior population is growing every year, and because many of our seniors and elders can no longer drive, they are choosing to live in the downtown area – Closeleigh Manor, Greenwood, Alexander Street Residence, and Regina House, to name just a few. We need to encourage active living for these seniors, and the present senior centre owned by the Golden Age Society is rapidly becoming too small to accommodate these increasing numbers. The waterfront area would be a perfect place for a new larger senior's meeting place, and would be within walking distance of many of these senior's residences. This could possible be developed in the one warehouse type building housing with the coffee shop and arts and craft shop, or be developed in conjunction with the Senior's centre in the warehouse.

We do not offer any recreation in the downtown area for locals or visitors in the summer. There could be a recreation area developed at one of the park areas for locals and tourists – an area that could include

such things as lawn bowling, horseshoes, shuffleboard, and possibly a miniature golf course. Or this could be developed in conjunction with the Senior's centre in the warehouse.

A limited amount of development and building along First Avenue with your proposed "art and heritage village" theme would make it accessible to both visitors and locals, and would not destroy the natural beauty and heritage of our waterfront.

From: Andrea [mailto:andrea@sportees.com]
Sent: Monday, July 17, 2006 1:18 PM
To: tony@kza.yk.ca
Subject: waterfront

Hello.
I have a few hats to wear in regards to the Waterfront.

As a resident of Whitehorse, I am hoping for a clean, vibrant, active waterfront that is SAFE(i.e.: less drunk) and a place for families to hang out. Whenever I am in Vancouver, I spend time at Granville island – and I imagine this kind of place for Whitehorse. I was with a niece and her small children at Granville island last weekend, in the water park/park area – you couldn't ask for a nicer place for young families to hang out in. Safe, clean, out in nature, water to play with on a hot day, and free!
Food and drinks are available close by, entertainment with buskers and musicians, culture, art, crafts etc….they have left nothing out. The current waterfront is not safe for me to sit and have lunch or walk on my lunch hour – I am uncomfortable with the activities happening on the waterfront, even during the day – and I am not a timid person. I can only imagine what our tourist think!

As a downtown worker, I can see walking over to this area at the waterfront, to spend my lunch time – socializing, drinking coffee and having lunch. I think that it will encourage more walking in the downtown core.

As a member of Yukon Apparel Design Association – we had hoped to have a retail store, workshop areas, office etc – as is written out in many of the previous reports. Cost will ultimately determine our total participation in the end. We currently have a growing membership and are partaking in Strategic Planning to insure that we are ready for the future of the Apparel industry in the Yukon. …..everyone wears clothing here, everyday!!

As a business owner, downtown, I know that a vibrant waterfront will have a domino effect, and the downtown core will be more active, revitalized, draw traffic to the area. It is a win win situation to have an active area. It will encourage more participation in the activities downtown and create new possibilities in all areas – arts, culture – etc. The inclusion of the Dance school in the proposal is an excellent idea in order to keep a constant stream of people going in and out of the area. All other scheduled events, on a daily, weekly basis are needed to keep the area alive. Culture is very important to Whitehorse, especially as we are currently a more tourist destination, than an industries destination.

Please feel free to contact me if you wish to discuss any of my input,
Andrea Rodger

Sportees Activewear
Andrea Rodger
310 Wood Street
Whitehorse, Yukon

Y1A 2E6
Canada

telephone and fax- 867-668-2691

January 25th, 2006

To: Members of the Steering Committee, Yukon Arts and Heritage Village Development Plan
From: Art Webster
Re: Yukon Arts and Heritage Village Development Plan; Revised and Received
January 11th, 2006

I am the owner of the North End Gallery, an enterprise which occupies a space of 2000 square feet located at the corner of Steele Street and First Avenue in the Horwood's Mall.

North End Gallery is in the business of retail sales of art, crafts, and jewellery. The Gallery features art created in Canada's "North End", and offers work by more than fifty Yukon Artists. It has been in continuous operation since April of 1999.

I am an active member of Tourism Industry Association Yukon, Yukon Convention Bureau, Whitehorse Chamber of Commerce and Main Street Yukon, and have served on the Board of Directors of all four organizations (ex-officio on Whitehorse Chamber of Commerce) within the last five years.

As the development of the Yukon Arts and Heritage Village (herein referred to as "the Village") as proposed in the Yukon Arts and Heritage Village Development Plan (herein referred to as "The Study") will have impacts both positive and negative on not only my business, but others in the downtown core and Main Street, I am offering the following comments for your consideration.

Part 1 INTRODUCTION Section 1.8 (page 11), entitled "Implications from Case Studies" states that "a number of case studies have been appended to this report as sources of information about similar waterfront developments."

It must be made clear from the onset that the three waterfront developments identified – The Forks in Winnipeg, Vancouver's Granville Island, and Alderney Landing in Dartmouth – are similar to one another in that they are all located in the centre of major cities. They are not similar to The Village development proposed for Whitehorse with a population of only 25,000. In no manner can the issues of concern surrounding The Village be adequately addressed using case studies of the three large city developments to establish precedents. These issues may be considerably more difficult to resolve with The Village because Whitehorse is not only so small in size, but also relatively isolated and very seasonal in its tourism and convention business.

Take for example the issue identified in the study as "leasing policies and financial implications for commercial versus non-profit enterprises, particularly for art galleries and studios" (page 11). By recommending the adoption of a policy which discounts rents for galleries run by cooperatives (page 36), an unfair playing field will be created for established private businesses. As you can well imagine this is definitely a major issue with significant implications for not only my business, but also several on Main Street. What I want is a level playing field, a standard difficult to achieve even in the example provided of Granville Island located in the centre of a large city. The owner of Creekhouse Gallery in Granville Island is able to operate a profitable business while paying market rates for his space by carefully selecting products of local and regional artists (80% British Columbia content) whose work is not carried by one of several cooperatives operating in Granville Island with much reduced leased rates. He is successfully employing this strategy simply because there is such a large pool of B.C. artists from which

to select his products and they are provided on the condition that they are exclusive to his Creekhouse Gallery. That is impossible to do in the Yukon where the number of artists with available quality products for wholesale is limited. Witness the large number of artists who are members of the Yukon Artists At Work Cooperative, but also have their work for sale in local galleries and gift shops.

Yukon Artists At Work is not a non-profit society. It is an artists' cooperative which operates an art gallery to make profits for it members – themselves. As such it is a retail business with its primary goal of making a profit, not unlike a commercial art gallery. However, retail artist-run galleries have several inherent advantages over private sector commercial galleries in making sales. For example, a majority of consumers prefer to purchase a work of art directly from the artist on the premises where it was created at the same price that the work is being offered for sale at neighbouring galleries and gift shops. Artists also make a greater effort to promote and sell their work from their own cooperative as they retain 70% of the selling price, as opposed to the 50% they receive from commercial galleries and gift shops which purchase the work on a wholesale basis.

Given these and other advantages, it is really necessary for an artist-run gallery to receive a financial advantage over private sector art galleries by having government subsidize its annual lease costs in the amount of $115,560 ($36.70/sq.ft. commercial rate - $7.81/sq.ft. cooperative rate = $28.89 x 4,000 sq.ft.)?

I believe that to achieve the level playing field, which is essential for both cooperatives and commercial art galleries/gift shops to successfully compete and to work together in the downtown business core, Yukon Artists at Work should pay market rates for its leased space in The Village. As well, the cooperative should be responsible for its own tenant or leasehold improvements, just as all businesses selling art, crafts, gifts and jewellery in the downtown area have done. This recommendation is made to achieve fairness in competition in a simple and straight forward manner without the need to use formulas based on percentages of gross sales or sales to artists as is the rule in the examples provided.

Another area in which it is difficult to draw conclusions about The Village from case studies is its effectiveness to act as a "traffic generator"; to draw people into the downtown and waterfront areas on a daily, year-round basis. Unlike the examples provided at the Forks and Granville Island with their Public Markets which which function as "catalytic projects" to draw locals and tourists alike throughout the day, six or seven days a week, 52 weeks of the year, The Village will not have the ability to perform this role. The composition of The Village is primarily not-for-profit art, cultural and heritage clients who, due to the nature of their activities both daily and seasonal, are to a large degree tenants operating on a part-time basis. In order for The Village to function as a generator of steady pedestrian traffic, it is absolutely essential that all food/beverage and retail outlets, whether private sector or cooperative, maintain the same days and hours of operations throughout the year as existing local businesses. Residents and tourists will not be drawn to the area if many of The Village tenants are not open during winter months, or are open only on certain days of the week.

Regarding tenants in The Village, Part IV BUSINESS PLANNING – OPERATING COSTS AND REVENUES focuses on preferred candidates to occupy the 10,500 sq.ft. of commercial space (page 33). I like the suggestions of "small-scale specialty and boutique retail," as these stores cater to niche markets and fill the current void. Such commercial activity will complement existing Main Street operations rather than compete directly with them. I would like to make it clear that I welcome the new competition and vitality the commercial tenants in The Village will bring to our downtown core. I am very supportive of Yukon Artists at Work, SYANA, and new commercial galleries becoming tenants in The Village as I believe it will improve the bottom line for all involved. It is not by accident that art galleries/antique hops/gift stores establish a strong presence in one specific area of a community's business district. The larger number of same category businesses will create greater awareness and interest among consumers which will result in more business transactions. In many communities, large and small, galleries are

located in such close proximity that they are able to work together to organize, promote and host "Gallery walks" to their mutual benefit.

Part II FUNCTIONAL PLANNING Section 2.5.7 (page 20); Prking and Site Access" begins with the statement that "there will be no use – specific parking requirements for The Village". What does this mean? Does it imply that the MacBride Museum, retailers, food/beverage operators and other tenants in The Village must depend on staff and patrons to arrive and depart only by taxi or public transportation? Or is there another interpretation? I obviously need help here because I can't imagine a developer appearing before City Council with a request to construct 49,000 sq.ft. of buildings (or 26,000 sq.ft. for Phase I "lite") without providing any new parking space.

The second sentence proclaims "there will be a substantial increase of on-street parking in the area as a result of street improvements (First Ave. redevelopment which is scheduled to take place during the second quarter of 2006). While it is true that there will be an increase of on-street parking, it will not be substantial. Considering the new style of "bulb corners" designed for sidewalk reconstruction, the existing number of parking spaces all along the west side of First Ave. from Main Street to Strickland Street will be reduced in number by at least two per block. The only new space identified for on-street parking is the east side of First Avenue directly across from the MacBride Museum. As this will provide room for another 12 vehicles from the current 6, the overall net gain in this area is four to six on-street parking spots. This additional space will help, but certainly not meet the current year-round need for parking required by customers of a host of businesses located on Lower Main Street: hotels, banks, specialty shops, and in the Horwood's Mall.

What the study ignores, however, is the massive loss of off-street parking space – on Government of Yukon owned land located between the east side of First Avenue and the Yukon River – that will result with The Village development and the new parkland proposed for north of Wood Street. Twenty parking spots in the White Pass/Canada Winter Games lot will be removed, as well as approximately 70 spaces north of Wood Street. The result is an overall deficit of 90 off-street parking spaces in an area proposed to support large scale commercial enterprise and cultural programming in The Village.

Even without development of The Village, the total elimination of 70 off-street parking spaces to accommodate new parkland as proposed presents a major problem. This is the area in which I and many others who work downtown all day, park our vehicles. Unfortunately, it is of little concern to the City of Whitehorse as this issue of downtown parking is not even on the radar of city planners. As its Open House on the Draft Downtown Plan held December 5, 2005, the public was encouraged to provide its opinion on 13 recommendations to guide overall development of our downtown area. Although many recommendations involved measures to promote Downtown as a place to live, work and play (including, incidentally, number 8; "Implement the Initiatives of the Arts and Heritage Village Development Plan"), none made any reference whatsoever for a need to provide parking in order to encourage residents to live, work and play in Downtown Whitehorse.

A position from the City of Whitehorse on the parking issue this waterfront development presents is necessary before the next step in its planning process can proceed. I suggest Mayor and Council dedicate all of the approximately one million dollars currently idling in its Parking Reserve Fun to establish a parking structure in the downtown area.

Part VI ECONOMIC AND RELATED IMPACTS Given the benefits defined in this analysis for the Whitehorse Cultural Community, the local tourism industry and the Downtown Whitehorse business community, it may be that the financial support required t[illegible]levelop (Part III) and to operate (Part IV) The Village and additional capital projects as required, the ongoing financial support of government to operate The Village, and the aesthetics of the warehouse structures in that specific setting on the Whitehorse

Waterfront. No doubt every opportunity will be provided to residents of Whitehorse and the entire Yukon for the expression of their opinions, and they will also be provided with responses to the many questions and suggestions that his proposed development will elicit.

I look forward to your reply to my comments.

Sincerely,

Art Webster

Wilderness Tourism Association of the Yukon
E-News for June 9, 2006

1. Marketing Fund
2. License List
3. Kluane & YESAA
4. Travel /Fire Reports
5. Drinking Water
6. Arts & Heritage Village
7. Warning

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1. Marketing Fund

WTAY reminds you that financial assistance for your marketing activities, including trade and consumer shows, is available from the Yukon's Department of Tourism & Culture. Individual businesses are eligible for 50% funding to a maximum of $25,000. Partnerships or groups are eligible for 50% funding to a maximum of $50,000. For Tourism Cooperative Marketing Fund applications, go to http://www.touryukon.org/tcmf.htm

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2. License List

If you want to know who is licensed to operate wilderness tours in the Yukon, go to:
http://www.environmentyukon.gov.yk.ca/parks/567.html
This web link provides the most current list of licensed wilderness tourism operators as well as last year's complete list. As operators renew, the list is updated on a daily basis. Keep in mind that this list may not include operators who guide exclusively in national parks or who offer only accommodation or equipment rentals. For more information on wilderness tourism licensing, contact the registrar by e-mail Afan.Jones@gov.yk.ca or telephone (867) 667-3048.

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3. Kluane & YESAA

Those renewing a Kluane National Park & Reserve (KNPR) operating license will have received this information. All operators obtaining a KNPR business license (excluding aircraft charters, but including day use hiking, van tour, dog mushing, fishing, boating, etc.) are required to go through the YESAA (Yukon Environmental & Socioeconomic Assessment Act) process prior to obtaining a park license. To make things easier, Parks staff created sample

forms to be used as guides for preparing your own operator specific Form 1s. Make sure you edit the form to accurately reflect your company's specific activities and services. Allow at least 25 days to process. For more information, contact Richard Cherepak or Daniel Beaudoin, Haines Junction YESAB office (richard.cherepak@yesab.ca or 867-634-4040) or Tom Elliot, Parks Canada, Whitehorse office (Tom.Elliot@pc.gc.ca or 867-667-3915).

4. Travel / Fire Reports

The Yukon Daily Travel Report is created once a day from Monday - Friday. Go to http://www.btc.gov.yk.ca/travel/ to access the report and relevant links to the Yukon Road Report and the Yukon Wildland Fire bulletin report.

Presently, there is an extreme fire hazard throughout the Yukon and travellers are requested to use extra caution. **The wildfire reporting line is 1-888-798-3473.**

5. Drinking Water

Environmental Health Services is consulting with Yukoners over the summer on proposed changes to the **Small Public Drinking Water Systems**. These proposed changes will affect food service establishments, recreational facilities, tourist accommodations or attractions, and others. For more information, contact **Environmental Health Services,** #2 Hospital Road, 2nd floor • Whitehorse, YT Y1A 3H8 Toll-free: 1-800-661-0408, ext. 8391 • Fax: (867) 667-8322 Email: environmental.health@gov.yk.ca

6. Arts & Heritage Village

The Department of Tourism and Culture has awarded the team of Kobayashi & Zedda Architects Ltd. in association with North/West Resources Consulting Group Inc. the contract for the consultation around the **proposed Arts and Heritage Village concept** along the Whitehorse waterfront. The consultation process will begin June 15 and the public is invited to participate. Visuals and 3-D displays plus other materials will be available for the public to review at the MacBride Museum (1st & Wood Street) on **Thursday & Friday, June 15 & 16 – Noon to 8 pm; Tuesday & Thursday, June 20 & 22 – Noon to 8 pm; and Saturdays, June 17 & 24 – 9 am to 5 pm**
Written submissions and one-on-one or group appointments can be made from June 14 to July 7. For further information, please contact: Department of Tourism and Culture, Telephone: (867) 667-3660 Email: waterfrontvillage@gov.yk.ca

7. Warning

A member sends this warning: there was a possible fraud from a "company" in the UK to make money with stolen credit cards. This is the e-mail he received:

"I'm an agent of Madik Agency International based in UK. We have a programme in your country and will be sending delegates to your hotel. Please, kindly provide accommodation for 6 guest from the 10th of July to the 20th of July 2006 and forward a comprehensive bill for the period so that a credit card will be issued to you for booking."

Further inquiries from the member were not answered and the RCMP were notified.

If you have information of interest to WTAY Members for the E-News, please send to wtay@klondiker.com

Wilderness Tourism Association of the Yukon
#4 - 1114 First Ave., Whitehorse, YT Y1A 1A3
Tel. 867.668.3369 Fax 867.668.3370
E-mail: wtay@klondiker.com
www.wtay.com and www.yukonwild.com

APPENDICES

APPENDIX B: Public Consultation Information Brochure

your turn, your ideas .....

on the **Waterfront**

Arts + Heritage Village **Public Consultation**

November 2003

Artspace North formed by the Yukon Arts Centre Corporation for the "creation and management of affordable studio and living space for artists, and to the development of public venues for the presentation of art and the sale of cultural products and services".

February 2004

Didier Delahaye for Artspace North conducts a survey of all arts and cultural interest groups with a goal of gauging interest and support for an arts and culture district on the Whitehorse waterfront.

July 2004

Artspace North produces a report entitled "On the Waterfront – The Vision for Whitehorse Waterfront Development". The report further defines the vision of an arts and cultural district on the waterfront and provides technical background reports on the vision.

October 2004

Artspace North incorporates as a non-profit society.

January 2005

Governments of Canada and Yukon announce a $19 million grant from the Canadian Strategic Infrastructure Fund to help construct waterfront projects along the Whitehorse waterfront.

April 2005

Artspace North conducts a consultation process within the Whitehorse cultural and business community at the request of the Minister of Tourism and Culture.

Chris Dray for Artspace North completes a report entitled "Cultural Spaces on the Whitehorse Waterfront" (Pink Report), to help determine priorities for the development of cultural facilities on the waterfront.

August 2005

Lindsay Sinclair, for Artspace North, completes a report entitled "Municipal Development of Cultural Spaces' that references similar cultural projects and case studies.

October 2005

City of Whitehorse and Artspace North (with Whitehorse Chamber of Commerce) retain Algis Consulting and Cohl-meyer Architects of Winnipeg, under separate contracts, to devise a plan for the Arts + Heritage Village concept.

December 2005

The final Cohlmeyer report entitled "Yukon Arts + Heritage Development Plan" is released to the public. Cohlmeyer report investigates option of recreating long, historic, waterfront warehouses to house numerous arts-based and commercial functions.

Winter 2006

Public discourse in local media suggests development and programming options for Arts + Heritage Village need to be considered.

June 2006

Yukon Government retains Kobayashi + Zedda Architects to undertake additional public consultation pertaining to the concept of an Arts + Heritage Village on the waterfront.

Waterfront Overview

1. Waterfront Place Developments
Owner: Northern Vision Development Construction Schedule: 2006-2010
Proposed Developments: Mixed-use commercial buildings, including housing, retail, hotel. 2-4 storey mixed-use buildings with housing on upper floors.
Image: Bustling urban area with landscaping, walkways and a strong link to the Yukon River.

2. Kishwoot Island

3. Shipyards Park
Owner: City of Whitehorse Construction Schedule: 2004-2008
Proposed Developments: New urban events park for City of Whitehorse. Includes restored heritage buildings to be used by non-profit organizations, winter warm up facility, wharf and amphitheatre.
Image: Landscaped park setting with a combination of restored.

4. Motorways Site
Owner: City of Whitehorse Construction Schedule: 2006-2012
Proposed Developments: New mixed use residential/ commercial buildings. Pedestrian mall, trolley route at street level. Subdivision of properties and development proposals to be released in 2007. Design guidelines will dictate building scale and quality.
Image: 2- storey mixed-use buildings with housing on the upper floors. Bustling urban area with landscaping,walkways and a strong link to an extended First Avenue.

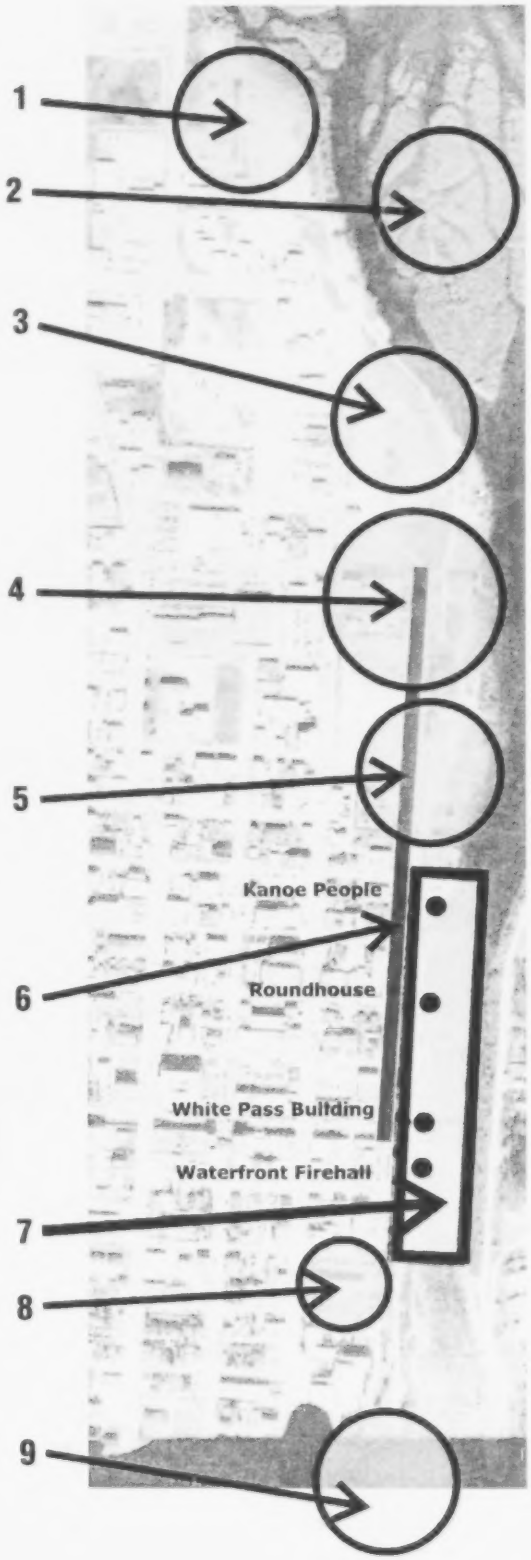
5. Kwanlin Dun Cultural Centre
Owner: Kwanlin Dun First Nation Construction Schedule: 2007-2009
Proposed Developments: New cultural centre including gathering space, KDFN exhibit area, artist work areas, meeting rooms, office space and extensive landscaping between building and waterfront. Future developments possibly include multi-family housing, waterfront market and hotel complex.
Image: Phase One: 2-storey landmark building with underground parking Prominent along First Avenue and the waterfront.

6. First Avenue Reconstruction
Owner: City of Whitehorse Construction Schedule: 2006-2007
Proposed Developments: Extension of first Avenue to Black Street with pedestrian component from Black to Ogilvie Streets. Work includes new underground services, landscaping, angled parking and heritage light fixtures.
Image: When complete, reconfigured First Avenue will look a lot like reconstructed Third Avenue between Main and Jarvis Streets.

7. Proposed Arts + Heritage Village Site

8. Tourism Business Centre

9. Rotary Peace Park
Owner: City of Whitehorse Construction Schedule: 2005-2008
Proposed Developments: Redeveloped park with new playground, water park, volleyball courts, parking area and food / washroom kiosk.
Image: Multi-activity family park with landscaping and parking. Connected by walkway to the rest of waterfront and Millenium trail.



Peoples' Comments on the Arts + Heritage Village Concept to Date

"

- Do not get a sense of the "heritage" part of the village. Heritage part needs beefing up.
- Restrain temptation to provide for large quantities of parking. Change street name back to Front Street.
- Desire for restaurants / boutiques / cafe / retail / public art / holistic health facilities.
- Support for residential / mixed use development.
- Do not block street ends at river with buildings. There is not enough room for all 3 long warehouses.
- Wall of buildings along 1st Avenue will be visual obstruction.
- Need to include some heritage activity if this is called an Arts and Heritage Village.
- I have doubts about the idea of reconstructing an assemblage of tall, narrow warehouses along our prime river frontage...
- Suggest a folk village concept. Improve bus service.
- Promote mixed use buildings, ensure activity after 5 pm.
- Support recreation of tin warehouses but include sliding glass doors on the riverside. Include restaurant.
- Boat dock will serve as a lively interesting place.
- Waterfront needs to be not only special but functional. Give residents a reason to visit here.
- Except for summer months Whitehorse is not a pedestrian city. Proposed plan looks claustrophobic.
- Create space for a public garden.
- Difficult to visualize east side of First without knowing what is proposed for west side.
- Make sure launch / put-in area for kayaks beside Kanoe People is retained.
- Parts of proposed buildings on riverfront may pose a security and safety problem.
- Any spaces along river, e.g. areas with windows, should be publicly accessible, do not use for offices.
- The buildings will create deep shadowing on the wharf and a portion of the walk.
- I think the arts should receive some support for the formative aspects but when it comes to sales, shouldn't everyone be equal?
- Concerned by proposed commercial and non-commercial mix: 80% for arts programming and less than 20% for commercial.It appears Artspace North compiled a "wish list" ... at the expense of potential businesses and public spaces more likely to draw and retain residents and visitors.
- Tourists are here for a short time so focus development on facilities appealing to tourists and Yukoners.
- Maintain walkway along river in any concept.
- Get rid of cars along riverfront.
- Develop plan with YTG and Kwanlin Dun to ensure high quality presentation and efficiency of resources.
- Whitehorse needs performance space downtown but it does not need to be along the waterfront.
- I think this is a simplistic, completely elitist and entirely self-serving proposal, put forward by people who feel that they are very special.
- Where did "Arts + Heritage Village" name come from?
- People of all incomes need to feel welcome on the riverfront.
- Are tax dollars being used for speculative development? Upgrade downtown services (roads, utilities) infrastructure.
- Cultural arts on waterfront should also consider healing arts.
- Keep waterfront development public and keep building in a historical context.
- Consider closing portions of First Avenue similar to VRC building.
- There is a real need for intermediate-sized performance space downtown.
- Horwood's building will need to be worked into facade plans.
- Development should not be a financial burden to the city.
- Do not allow for places for people to hide, drink or do drugs.
- Do not create buildings that block river or buildings that people have to go around in order to see river. Don't ruin a very public open space.
- Create flexible spaces useful for variety of activities + groups.
- Draw on heritage values of area.
- Project is over-analyzed, let's get on with it.
- Dock should be accessible to small + medium craft vessels.
- Place a free pubic skating rink outdoors with outdoor lights and potential vendors.
- Consider main floor retail on wharf, with residential above.
- Ensure consistent lighting and street furniture.
- Consider variety of income levels for residential along the waterfront.
- Do I see myself in this space? It appears the indoor areas are the domain of arts groups that offer relatively little to the average resident or visitor.

"

What would make you visit the waterfront ... often?

Day?

WHAT DID WE MISS?

- __ walking along the riverfront
- __ cycling / roller blading
- __ skating
- __ skiing
- __ snow sculpting
- __ street food / vendors
- __ people watching
- __ restaurants / cafes
- __ shops
- __ market
- __ cabarets
- __ clubs
- __ residences above ground floor
- __ community hall
- __ hotels above ground floor
- __ urban garden
- __ public art
- __ buskers
- __ dance studio
- __ yoga, pilates, martial arts studio
- __ artist studios
- __ rehearsal spaces
- __ music, art and dance instructors' studios
- __ live theatre / music
- __ art gallery
- __ museum
- __ holistic healing services/centre
- __ private sector offices
- __ public sector offices
- __ canoeing / kayaking
- __ wharf
- __ fishing from the wharf
- __ dock for small-medium vessels
- __ undeveloped, natural waterfront

Evening?

WHAT DID WE MISS?

- __ walking along the riverfront
- __ cycling / roller blading
- __ skating
- __ skiing
- __ snow sculpting
- __ street food / vendors
- __ people watching
- __ restaurants / cafes
- __ shops
- __ market
- __ cabarets
- __ clubs
- __ residences above ground floor
- __ community hall
- __ hotels above ground floor
- __ urban garden
- __ public art
- __ buskers
- __ dance studio
- __ yoga, pilates, martial arts studio
- __ artist studios
- __ rehearsal spaces
- __ music, art and dance instructors' studios
- __ live theatre / music
- __ art gallery
- __ museum
- __ holistic healing services/centre
- __ private sector offices
- __ public sector offices
- __ canoeing / kayaking
- __ wharf
- __ fishing from the wharf
- __ dock for small-medium vessels
- __ undeveloped, natural waterfront

What DON'T You Want on the Waterfront?

__ commercial / retail
__ government offices
__ private offices
__ subsidized rents (ie. artist studios, gallery store, rehearsal spaces, NGOs)
__ Arts + Heritage Village w/
80% space for arts + culture
50,000 sq.ft public space w/
- 40,000 sq.ft. arts programming
- 8,000 sq.ft. commercial,
- 2,000 sq. ft. utility services

__ residences above ground flr.
__ large "warehouse" buildings
__ wharf (right on river's edge)
__ marina / dock
__ theatre / performance hall
__ pedestrian-only First Avenue
__ dance school
__ art gallery
__ museum

WHAT HAVE WE MISSED?

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

What Density?

__ greenspace only

__ 1 storey only

__ 2 storey only

__ 3 storey only

__ mix of 1, 2 and 3 storey

__ low site coverage

__ medium site coverage

__ high site coverage

What Percents of Mixed Use?

ie. 25% greenspace, 30% retail, 15% residential, 30% public/arts facilities (library, theatre, museum, gallery)

_____

_____

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_____

_____

What is the Best Use for these Heritage Buildings?